2003 0415
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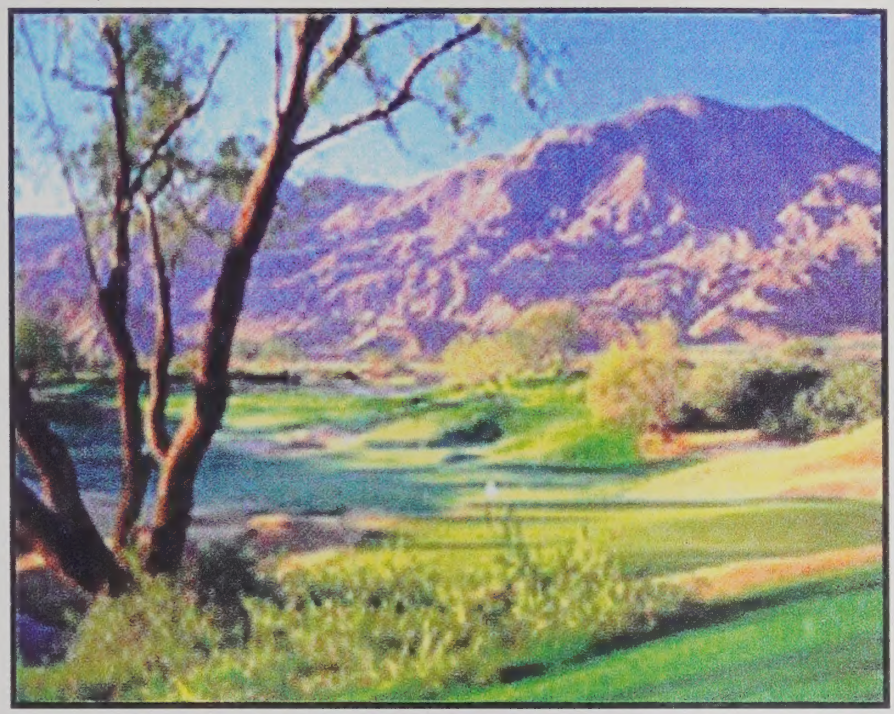
CITY OF LA QUINTA

COMPREHENSIVE

GENERAL PLAN



By Steve Plone

Prepared for

City of La Quinta
78-495 Calle Tampico
La Quinta, CA 92253

Prepared by

Terra Nova Planning & Research, Inc.®
400 South Farrell, Suite B-205
Palm Springs, CA 92262

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2003
0415

CITY OF LA QUINTA GENERAL PLAN

Adopted March 20, 2002

City Council

John Pena, Mayor
Stanley Sniff, Mayor Pro Tem
Donald Adolph
Ron Perkins
Terry Henderson

Planning Commission

Jacques Abels, Chairman
Richard Butler, Vice Chairman
Tom Kirk
Robert Tyler
Steve Robbins

GENERAL PLAN POLICY DOCUMENT

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AMENDMENTS ADOPTED
SINCE
MARCH 20, 2002

RESOLUTION NO. 2003-011

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA QUINTA, CALIFORNIA, APPROVING A CHANGE TO THE CLASSIFICATION FOR FRED WARING DRIVE, ADAMS STREET, AND DUNE PALMS ROAD IN THE CIRCULATION ELEMENT OF THE GENERAL PLAN

CASE NO.: GENERAL PLAN AMENDMENT 2002-088
APPLICANT: CITY OF LA QUINTA

WHEREAS, the City Council of the City of La Quinta, California, did on the 4th day of February, 2003, hold a duly noticed Public Hearing to review a General Plan Amendment to change the classification for Fred Waring Drive, Adams Street, and Dune Palms Road in the Circulation Element of the General Plan; and

WHEREAS, the Planning Commission of the City of La Quinta, California, did on the 14th day of January, 2003, hold a duly noticed Public Hearing to review a General Plan Amendment to change the classification for Fred Waring Drive, Adams Street, and Dune Palms Road in the Circulation Element of the General Plan as shown on Exhibit "A", attached hereto; and

WHEREAS, at said public hearing, upon hearing and considering all testimony and arguments, if any, of all interested persons wanting to be heard, said City Council did make the following mandatory findings approving said General Plan Amendment:

1. Internal General Plan Consistency. The proposed Amendment to the Circulation Element would change the classification for certain streets from Primary and Secondary Arterials to Major and Primary Arterials. The proposed amendment was analyzed by the City's traffic engineer, and was determined to be consistent with the General Plan Goals, Objectives and Policies. The on-going review of street classifications in the Circulation Element is supported by the General Plan Primary Goal of establishing and maintaining acceptable levels of service on all community roadways.

2. Public Welfare. The proposed Amendment will not create conditions materially detrimental to the public health, safety and general welfare, insofar as the traffic engineer determined that the change will maintain and improve circulation.

3. General Plan Compatibility. The proposed General Amendment will be compatible with the roadway classifications used by the City on other roadways, and provides the City with greater flexibility in developing a safe, comprehensive circulation system.

4. Property Suitability. The proposed Amendment is City-wide. The City's roadway system and functional classification system support the change.

5. Change in Circumstances. The continued development of the City requires the continued analysis of the best methods to build out a safe and efficient roadway system, and this Amendment continues to support that development.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of La Quinta, California, as follows:

1. That the above recitations are true and constitute the findings of the City Council in this case.

2. That it does hereby determine that this project is exempt per Section 15061(b)(3) of the Guidelines for implementation of the California Environmental Quality Act (CEQA).

3. That it does approve General Plan Amendment 200-088 for the reasons set forth in this Resolution and as contained in Exhibit "A" attached hereto and made part of.

PASSED, APPROVED, and **ADOPTED** at a regular meeting of the La Quinta City Council held on this 4th day of February, 2003, by the following vote, to wit:

AYES: Council Members Henderson, Osborne, Perkins, Sniff, Mayor Adolph

NOES: None

ABSENT: None

ABSTAIN: None

DON ADOLPH, Mayor
City of La Quinta, California

ATTEST:

JUNE S. GREEK, CMC, City Clerk
City of La Quinta, California

(CITY SEAL)

APPROVED AS TO FORM:

M. KATHERINE JENSON, City Attorney
City of La Quinta, California

EXHIBIT "A"

STREET	EXISTING CLASSIFICATION	PROPOSED CLASSIFICATION	LOCATION
Fred Waring Drive	Primary Arterial A (4D)	Major Arterial 6(D)	Washington Street to Jefferson Street
Adams Street	Secondary Arterial (4U)	Primary Arterial A(4D)	South of Highway 111 to Avenue 48
Dune Palms Road	Secondary Arterial (4U)	Primary Arterial A(4D)	South of Highway 111 to Avenue 48

Chapter 1
INTRODUCTION AND ADMINISTRATION

INTRODUCTION

This section of the General Plan provides background on the General Plan, its organization, the Plan's function and its relationship to other documents, including the California Environmental Quality Act (CEQA), the Subdivision Map Act, and the Development Code. Also within this section are descriptions of General Plan review and amendment procedures. The Element also sets forth a goal, policies and programs intended to effectively administer the General Plan.

The Administration Element includes provisions for the periodic review and amendment of the General Plan to ensure that the Plan is maintained and kept current with changing conditions.

California Government Code (Section 65300) requires that incorporated communities and counties prepare and adopt a comprehensive, long-term General Plan which regulates the physical development of lands under the jurisdiction of, or having an influence upon, the community, including the City's legally recognized Sphere-of-Influence. This General Plan incorporates the incorporated boundaries of the City of La Quinta, its sphere-of-influence, and two planning areas which are not currently within the City's sphere-of-influence, referred to in this document as Planning Area No. 1 and Planning Area No. 2 (please see Exhibit 2.1).

The General Plan and its various elements are required to function as an integrated, internally consistent and compatible statement of policies (Government Code Section 65300.5).

Special local conditions and circumstances result in a General Plan which may take differing forms and still meet minimum requirements (Government Code Section 65300.7). The General Plan must be responsive to the variations in density, land use and development issues, and the needs of each community's residents (Government Code Sections 65300.9, 65302).

Format

The La Quinta General Plan is composed of three documents: the Master Environmental Assessment (MEA), which presents the background on each chapter; the General Plan Policy Document, which provides goals, policies and programs; and the General Plan Environmental Impact Report, which analyses implementation and buildout of the General Plan, and provides mitigation measures.

Goals, Policies and Programs

General Plan goals are developed as broad statements reflecting the City's values, aims and aspirations. These goals address the physical development of the City, as well as the preservation of the community's important environmental and cultural assets.

Policies have been developed to accomplish the goals of the General Plan, and set forth specific performance requirements for each element. Programs provide quantitative and qualitative targets to implement the policies in the Plan.

Maps and Graphics

Maps and graphics are incorporated into all three sections of the General Plan. They include land use and circulation patterns, natural resources and hazards, and public infrastructure. These maps carry equal authority to the goals and policies of the General Plan.

Elements

California Government Code Section 65302 establishes the seven (7) mandatory elements of the General Plan: Land Use, Circulation, Housing, Conservation, Open Space, Safety, and Noise.

All of the mandated elements are found within this General Plan. This document integrates mandatory and discretionary elements into nine major chapters which demonstrate compliance with State requirements that the General Plan be internally consistent. Each chapter of the General Plan has equal legal authority. In addition to this Administration Element, the General Plan contains:

Land Use Element
The Land Use Element focuses on the distribution of land uses, and the intensity of residential, commercial and other development densities. Buildout of the General Plan is addressed both in terms of total residential units and commercial and industrial square footage, in the City, its sphere of influence, Planning Area No. 1 and Planning Area No. 2.

Traffic and Circulation Element
The Circulation Element addresses the roadways required to implement the Land Use Element. Analysis is provided to show the required location and size of roadways, the control of traffic, the future needs for transit systems and the ultimate buildout of the City's trail system.

Open Space Element
The Open Space Element relates to the preservation and management of open space lands. The Element supports the City's desire to conserve some of its most valuable assets, including wildlife habitat, mountain viewsheds, watersheds, and agricultural and scenic resources.

Parks and Recreation Element
The Parks and Recreation Element guides the development of parks and other recreational facilities throughout the City. The provision of passive and active recreation opportunities reflects and enhances the City's quality of life.

Natural Resources Element
This chapter describes the resources of the physical natural environment, including man-made artifacts and other natural resources. The Natural Resources Element includes sections on:

- Air Quality
- Energy and Mineral Resources
- Biological Resources
- Paleontological Resources
- Water Resources

Infrastructure & Public Services Element
This Element addresses the long-term provision of adequate levels of essential public facilities and services in concert with the level of development anticipated in the City. This Element includes sections on:

- Law Enforcement
- Fire Protection
- Public Education
- Public Libraries
- Domestic Water
- Sanitary Sewer
- Stormwater Management
- Electricity
- Telephone
- Natural Gas
- Solid Waste Disposal
- Cable

Environmental Hazards Element
This Element describes the hazards of the physical environment, including man-made hazardous conditions and toxic materials. The Environmental Hazards chapter of the General Plan includes the following sections:

- Hazardous and Toxic Materials
- Emergency Preparedness
- Geologic and Seismic Hazards
- Flooding and Hydrology
- Noise

Cultural Resources Element
The Cultural Resources Element addresses issues related to archaeological and historic resources in the City, its sphere of influence, Planning Area No. 1 and Planning Area No. 2. The Element provides extensive policies and programs to guide the City's implementation of the protection of these resources.

Using The General Plan

The General Plan is the foundation upon which all land use decisions are to be based. The Plan is a comprehensive information and planning guide established by State law to provide a framework for making informed decisions about the future of the community. The General Plan MEA and Policy Document, and supporting environmental documentation provide the basis for a rational nexus to support development, mitigation measure and exactions.

All development proposals must be analyzed and tested for consistency with the goals, policies, and programs in every applicable element of the General Plan. Specific Plans and the Development Code must be consistent with the General Plan. This test of General Plan compliance is also a required criteria for determining significant impacts under the

provisions of the California Environmental Quality Act (CEQA).

Interpretation of the General Plan

When uncertainty exists regarding the location of boundaries of any land use category, proposed public facility symbol, circulation alignment, or other symbol or line found on the General Plan maps, the following procedures will be used to resolve the issue:

Boundaries shown in the General Plan and on official maps as approximately following the limits of any municipal corporation are to be construed as following these limits. Boundaries shown as following or approximately following section lines, and half or quarter section lines, shall be construed as following such lines.

Boundaries shown as following or approximately following the centerline of streams, creeks, rivers, or other continuously or intermittently flowing streams or creeks are to be construed as following the channel centerline of these water courses taken at mean low water, and, in the event of natural change in the location of such streams or other water courses, the zone boundary is to be construed as moving with the channel centerline.

Where a land use category applied to a parcel is not mapped to include an adjacent street or alley, the category shall be considered to extend to the centerline of the right of way. Boundaries shown as separated from, parallel, or approximately parallel to any of the features listed above shall be construed to be parallel to such features and at such distances therefrom as are shown on the map. Symbols that indicate appropriate locations for proposed public facilities are not property specific. They indicate only the general area within which a specific facility should be established.

CEQA Review of Consistency

State CEQA Guidelines require that an initial study include "an examination of whether the project is compatible with existing zoning and plans." The State CEQA Guidelines further stipulate that, "A project will normally have a significant effect on the environment if it will conflict with adopted environmental plans and goals of the community where it is located." If a determination is made by the Planning Commission or the City Council that the proposed action is inconsistent with the General Plan, no further action shall be taken without the completion and processing of an EIR or other detailed analysis which would support a finding of overriding consideration.

Zoning Consistency

California State law also mandates that the City's Development Code be consistent with the General Plan. In the event that the Development Code becomes inconsistent with the General Plan by reason of a General Plan Amendment, the Development Code must be amended within a reasonable time so that it is made consistent with the General Plan, as amended. The Development Code cannot be amended if it causes an inconsistency with the General Plan.

Amending The General Plan

The General Plan is a multi-faceted document, which defines and addresses the changing needs of the community. It is also based on an on-going assessment and understanding of existing and projected community needs. To assure that the General Plan is kept current, short-term programs and policies may be reviewed annually to reflect compatibility with budgetary priorities and related program status. Long-term programs and implementation measures must also be given consideration to assure timely funding and development of critical infrastructure and public services and facilities.

The City Council or any citizen may initiate a General Plan Amendment. It is up to the local jurisdiction to establish an amendment schedule.

Application Procedures

Applications for the amendment of the General Plan and the appropriate fees are filed with the City Community Development Department. An amendment to the General Plan constitutes a project under the California Environmental Quality Act (CEQA), and therefore is evaluated for its environmental effects and consistency with other elements of the General Plan. Final approval of General Plan amendments is the responsibility of the City Council.

Annual Review

California Government Code requires that the planning agency "render an annual report to the legislative body (City Council) on the status of the Plan and the progress in its implementation" (Section 65400(b)). State law further requires that the Housing Element be reviewed and updated at least once every five (5) years.

Exemptions

The State Legislature has recognized that occasions arise which require the local jurisdiction to have some flexibility in amending the General Plan. As set forth in the California Government Code, the following are exempt from the General Plan amendment schedule:

(1) Amendments requested and determined necessary for the development of a residential project, of which at least twenty-five percent (25%) of its units will be available to persons of low or moderate income (Sections 65361(b) & 65358 (d)).

(2) Any amendment necessary to comply with a court decision in a case involving the legal adequacy of the General Plan (Sections 65361 and 65358 (d) (1)).

Specific Plans

A Specific Plan plays an important role as a refined version of the General Plan and Development Code, applicable to a specific parcel of land or area of the community. Specific Plans provide detailed design and analysis, and indicate precise land use locations and designs. Specific Plans contain text, exhibits, and diagrams indicating the distribution, location, and intensity of proposed land uses and the necessary public and private urban support systems, including streets, utilities and drainage facilities.

Specific Plans provide an opportunity to utilize creative and non-traditional techniques for development. The City encourages the preparation of Specific Plans which result in innovative projects, either on a single property, or across several parcels.

Specific Plans also define the standards and criteria by which development and, where applicable, conservation will proceed on the property. It must also be consistent with all facets of the General Plan and in turn, zoning, subdivision, and public works projects must be consistent with an existing Specific Plan (Government Code Section 65455).

Specific Plans are prepared, adopted and amended in the same manner as a General Plan, may be adopted by resolution or ordinance, and may be amended as often as deemed necessary by the City Council.

In areas where the Specific Plan encompasses more than one property, the plan must be completed and adopted prior to development on any affected property.

Capital Facilities

California incorporated towns, charter cities and counties are to "annually review the capital improvement program of the city or county and the local public works projects of other local agencies for their consistency with the General Plan." Also, pursuant to Government Code Section 65401, all departments within the City and all other local government agencies must submit a list of proposed projects to the City. The City is responsible for reviewing these projects for conformity with the General Plan.

Implementation of the General Plan

California Government Code Section 65103(c) requires that local jurisdictions implement the General Plan once it has been adopted. The La Quinta General Plan relies on programs as well as the related mitigation measures and monitoring programs set forth in the General Plan Program EIR, to serve as implementation measures. The City Development Code also plays a critical role in implementing the goals and policies of the Plan, and Specific Plans provide detailed implementation programs for specific portions of the General Plan area.

Implementation Through the Development Code

The Development Code is an exercise of police powers granted to the City by the State, and is the primary tool for implementing the General Plan. The Development Code regulates land use by distinct development zones and permitted uses. Text, maps, diagrams and other materials describe the distribution and intensity of land uses in all land use designations. Minimum development standards for

each of the zones are also included, in a manner consistent with the General Plan. Permitting processes set forth in the Development Code, including Conditional Use Permits, Variances, Site Development Permits and other land use permitting also implement the General Plan. The implementation of the General Plan is further regulated by Government Code Sections 65800 et. seq.

Implementation Through the Subdivision Ordinance

Like Development Codes, subdivision regulation is also an exercise of police powers and a principal instrument for implementing the General Plan. Establishing state-wide uniformity in local subdivision procedures, the State Subdivision Map Act (Government Code Sections 66410 et seq.) leaves the standards for regulating the design and improvement of subdivision to local government.

The broadest authority for regulating subdivisions lies in Government Code Sections 66473.5, 66474, 66474.60, and 66474.61, requiring findings that, among other things, the subdivision is consistent with the City General Plan and any applicable Specific Plan.

Development Agreements

State law provides for the adoption of development agreements between a project proponent and the City, in accordance with Government Code Section 65865 et seq. The purpose of development agreements is to provide developers with additional assurances that development approvals will not be nullified by some future local policy or regulation change. In exchange, the developer may be required to meet certain conditions or performance criteria which become part of the agreement.

As set forth in Government Code Section 65866, the City, unless otherwise provided by the development agreement, is not prevented from applying new rules, regulations, and policies which do not conflict with those rules, regulations, and policies applicable to that property. Neither is the City prevented from denying or conditionally approving any subsequent development project application on the basis of such existing or new rules, regulations or policies.

ADMINISTRATION GOAL, POLICIES AND PROGRAMS

GOAL

Comprehensive administration and implementation of all elements of the General Plan through consistent and effective policies and programs.

Policy 1
The City shall provide for the periodic revision and updating of the General Plan and ensure that associated City ordinances are maintained in conformance with the General Plan.

Program 1.1: The City Council shall, through the public hearing process, receive an annual report from the Planning Commission on the status of the General Plan.

Program 1.2: The City shall comprehensively review and amend, as necessary, the Development Code and Subdivision Ordinance to maintain consistency with the General Plan.

Policy 2
Maintain a cooperative planning process with Riverside County, Indio, Indian Wells, Palm Desert, Coachella, native american tribes, the Coachella Valley Association of Governments and other public agencies assuring an effective advisory role regarding development and land use planning issues proposed within or in close proximity to the City's Sphere-of-Influence.

Policy 3
The City shall assure that properly filed development applications shall be processed in an expeditious and timely manner.

Policy 4
The City shall utilize master plans to address the City's recreation, drainage/flood control, infrastructure, traffic control, and other facility needs

Program 4.1: The City shall maintain master facility plans and master plans for open space areas owned by the City, to establish need and availability of funding for additional public services and facilities, and open space.

Chapter 2
LAND USE ELEMENT

VISION STATEMENT

La Quinta is "The Gem of the Desert." The City and its residents insist upon high quality, balanced development which continues to enhance the dramatic natural beauty of the desert and mountains which surround it. Development in the future will balance fiscal integrity with the preservation of the City's quality of life.

PURPOSE

The preparation of a comprehensive General Plan which governs the land uses and future development of the City considers all aspects of the built and natural environment. The Land Use Element is critical to the continued growth and stability of the City, including its residents' quality of life, economic health and the health of its environment.

Government Code Section 65300 requires every city and county to prepare and adopt "a comprehensive, long-term general plan for the physical development" of the community. The General Plan must also include a land use element that designates lands for housing, business, industry, open space, and other uses (Government Code Sections 65302(a) and 65303). The Land Use Element is the key to a successful and effective General Plan, and must support all other elements.

The Circulation Element is most closely tied to the Land Use Element, being affected by the viability of the land use distribution pattern. The General Plan Guidelines require that these two elements be closely interrelated. The Housing Element is also closely tied to the Land Use Element, depending on adequate residential land use distributions to support its implementation. The inclusion and consideration of Environmental Hazards and Conservation are both also critical for effective land use planning.

The land use designations included in this Element do not vary significantly from those in the City's previous General Plan. New designations have been developed and assigned to lands in the planning areas for land uses which have not previously been needed in the City, such as "Industrial," and "Agricultural and Equestrian Overlay." Table 2.1 provides descriptions of the City's General Plan land use designations, and Table 2.2 provides the statistical summary of these land uses for the City, its sphere of influence, Planning Area No. 1 and Planning Area No. 2.

Land Use categories within the planning areas and outside the City generally parallel the land use designation currently assigned by the County of Riverside, except where low density residential designations have been assigned for lands designated primarily for agriculture by the County.

Table 2.1
City of La Quinta Draft General Plan
Proposed Land Use Designations

Land Use Designation (Density)	Purpose of Land Use
Residential Land Uses	
Very Low Density Residential, VLDR (Up to 2 dwelling units per acre)	This designation provides for large lot single family residential development at the southeastern boundary of the City. The designation provides a transition between agricultural lands and residential uses. It encourages large lot subdivisions and equestrian uses, allowing for a progression of land uses.
Low Density Residential, LDR (Up to 4 dwelling units per acre)	This land use designation is the most prevalent in the City, sphere of influence, Planning Area No. 1 and Planning Area No. 2. It supports the development of single family attached and detached development, both in a country club setting and in standard subdivisions. Equestrian uses may be appropriate on larger lots. The clustering of smaller housing units, including condominiums and townhomes, may be appropriate in this designation, with the provision of common area amenities and open space, when governed by a Specific Plan.
Medium Density Residential, MDR (Up to 8 dwelling units per acre)	This designation allows the development of single family attached and detached units on smaller lots. The Cove area of the City falls under this designation. The clustering of smaller housing units, including condominiums and townhomes, may be appropriate in this designation, as may be apartment and duplex units, with the provision of common area amenities and open space, when governed by a Specific Plan.
Medium-High Density Residential, MHDR (Up to 12 dwelling units per acre)	This designation is appropriate for both single and multiple family dwelling units, including attached and detached units on small lots, condominiums and townhomes, and apartments. The clustering of smaller housing units, including condominiums, townhomes and apartments, is appropriate in this designation, with the provision of common area amenities and open space. Mobile home parks or subdivisions with common area amenities and open space may also be allowed under this designation, with the approval of a Conditional Use Permit.

High Density Residential, HDR
(Up to 16 dwelling units per acre)

This designation allows for attached single and multi-family dwellings. This designation is also most suitable for planned communities and affordable and senior housing where smaller units and higher densities may be appropriate. Duplex and multiplex development is the most common. Mobile home parks or subdivisions with common area amenities and open space may also be allowed under this designation, with the approval of a Conditional Use Permit .

Agricultural and Equestrian Overlay

This overlay has been applied to underlying residential designations in Planning Area No. 1 and Planning Area No. 2. It recognizes the importance of the agricultural and equestrian community in this part of the Coachella Valley, and demonstrates the City's commitment to maintaining existing agricultural and equestrian land uses. Any agricultural and equestrian land use within this overlay area shall be allowed to continue until such time as the land owner chooses to develop. Agricultural and equestrian land uses within this overlay area are never to be considered non-conforming land uses.

Commercial Land Uses

Mixed Regional Commercial (M/RC)

This land use designation supports major commercial land uses. Parcels assigned this designation in the future shall be 20 acres or more. These land uses serve not only the City, but neighboring jurisdictions as well. Land uses typical of this designation include corporate offices, non-laboratory research and development facilities, major department and specialty stores, supermarkets and drug stores, medical offices, hospitals and clinics, hotels and motels, automobile sales and commercial recreational and entertainment facilities. Smaller commercial retail facilities which support and are complementary to the primary land uses in this category are also permitted. These would include but not be limited to restaurants, services and some automobile service related land uses. High density residential land uses with an affordable housing component are permitted only if they are more than 600 feet south of Highway 111. A Specific Plan is required for all lands under this designation.

Community Commercial, CC

This designation provides for larger, community-scale shopping centers on parcels ranging from 20 to 30 acres in size, along major arterial roadways. These centers include large scale anchors as well as a variety of retail outlets and restaurant and entertainment uses to meet the needs of multiple neighborhoods. Other typical land uses include general merchandise, hardware, food and drug stores, offices and personal services. Hotels and motels may also be appropriate within this designation.

Neighborhood Commercial, NC

This designation supports the development of commercial land uses which serve the daily needs of the adjacent neighborhood on parcels of 10 to 20 acres. Typical land uses include food and drug stores, personal services, small restaurants, and financial institutions. This designation generally occurs at arterial and major arterial intersections.

Commercial Park, CP

The typical land uses under this designation are office and light industrial: warehousing and storage, office/warehouse combined uses, high technology light manufacturing and automobile repair.

Office, O

This designation allows for the development of professional and general offices, including financial, medical and legal offices. Retail commercial uses which support these offices may also be appropriate under this designation, but shall not be the principal use.

Resort Mixed Use, RMU

This land use designation is intended for projects which propose a wide range of potential land uses. A minimum of 20 acres is required for any project in this land use designation. Single and multi-family residential units, and condominium development are permitted in this designation, as are golf courses, and land uses permitted in the Tourist Commercial designation. Timeshares, recreational vehicle parks and resorts and mobile home parks and subdivisions may be permitted with a Specific Plan.

Tourist Commercial, TC

Uses allowed under this designation are limited to resort hotels, tourist commercial and recreational land uses, such as destination hotels, conference centers and hotels, restaurants and ancillary retail land uses. Time share projects may also be appropriate under this designation with the approval of a Conditional Use Permit. A Specific Plan is required in the Tourist Commercial designation.

Village Commercial, VC	The intent of this designation is to provide for hotel and resort uses, and pedestrian oriented retail stores, which help create a village atmosphere in the traditional core of the City. Typical specialty land uses include art galleries, restaurants and cafes, hotels, apparel and jewelry stores and services. Medium High Density and High Density residential land uses may also be appropriate under this designation.
Other Land Uses	
Industrial/Light Manufacturing, I	This land use designation is applied to lands in Planning Area No. 2. It provides for business parks and the development of non-polluting industrial uses operating entirely in enclosed buildings, and those requiring limited and screened outdoor storage. Examples include clean manufacturing operations, aircraft or airport related uses, warehousing and distribution facilities, mini-warehouse storage, and a variety of light manufacturing businesses. Siting industrial lands in close proximity to major regional highway and railroad facilities is also desirable. Preferred development includes master planned business and industrial parks with integrated access and internal circulation. Ancillary or related commercial land uses may also be appropriate. With the approval of a Conditional Use Permit, more intense industrial uses with the potential to generate substantial levels of noise smoke, dust, glare, traffic vibration or other nuisance may also be allowed. These uses would include the manufacturing of durable goods such as appliances, furniture, fabricated metal products, and transportation equipment. All projects proposed within this designation will mitigate any adverse environmental impacts to acceptable or insignificant levels and be compatible with existing and planned land uses. A Specific Plan is required under this designation.
Major Community Facilities, MC	This designation is applied to existing or planned municipal, educational, non-profit and/or religious organizations, or public service facilities. Typical land uses within this designation include civic centers and other governmental offices, fire stations, schools, facilities for non-profit organizations and utility substations.
Park, P	This designation is applied to municipal and regional park facilities.

Floating Park Designation, P	In Planning Area No. 2, this floating designation is not assigned to a specific parcel, but indicates that a park or parks will be located in the general area in the future.
Open Space, OS	This designation applies to lands in public or quasi-public ownership. The designation allows the discretionary approval of trails, trailheads, and similar facilities.
Hillside Overlay	This overlay is applied to lands above the toe of slope. The provisions of the Hillside Preservation Ordinance shall apply.
Golf Course, G	Public and private golf courses, and associated ancillary facilities.
Watercourse/Flood Control, W	Floodways and drainage channels.

DISTRIBUTION OF LAND USES

The City of La Quinta is typical of many Coachella Valley cities in its land use distribution, consisting primarily of low density residential lands, resort residential lands, and open space areas. Table 2.2 provides a summary of land uses in the City.

The Table is followed by the General Plan Land Use Map, Exhibit 2.1.

Table 2.2
Statistical Summary of Land Uses

General Plan Designations	City Limits Developed	Un-developed	Total	Influence Developed	Un-developed	Influence	P1 Developed	Un-developed	P1 Total	P2 Developed	Un-developed	P2 Total	Grand Total
VLDR Very Low Density up to 2	261.0	198.2	459.2				0.0		0.0	64.4		64.4	523.6
LDR Low Density up to 4 du/ac	3,202.5	3,096.9	6,299.4	549.5	286.5	836.0	2,447.2	551.2	2,998.4	5,213.6	846.8	6,060.3	16,194.1
MDR Medium Density up to 8 d	1,063.9	324.2	1,388.1	171.7	66.2	237.9	58.2	62.7	120.8	358.8	100.5	459.3	2,206.1
MHDR Medium-High Density up	14.5	69.0	83.4			0.0	259.7	78.9	338.6				422.0
HDR High Density up to 16 du/a	0.6	86.7	87.3							93.7	71.4	165.1	252.4
Total Residential Acreage	**4,542.4**	**3,775.0**	**8,317.5**	**721.3**	**352.7**	**1,073.9**	**2,765.0**	**692.7**	**3,457.8**	**5,730.4**	**1,018.7**	**6,749.1**	**19,598.2**
M/RC Mixed Commercial	87.9	309.0	397.0	4.5		4.5	0.0			69.3	14.3	83.6	485.0
CC Community Commercial	24.2	93.7	117.9				7.2	2.9	10.0	219.7	33.1	252.8	380.7
NC Neighborhood Commercial	61.8	50.8	112.5				47.2	2.5	49.7				162.2
CP Commercial Park		64.0	64.0										64.0
O Office		39.9	39.9							43.7		43.7	83.6
TC Tourist Commercial	206.2	145.3	351.5										351.5
VC Village Commercial	64.4	68.8	133.2										133.2
Total Commercial Acreage	**444.5**	**771.5**	**1,216.0**	**4.5**	**0.0**	**4.5**	**54.4**	**5.3**	**59.7**	**332.7**	**47.3**	**380.1**	**1,660.2**
I Industrial										319.7	60.6	380.3	380.3
MC Major Community Facilities	178.3	13.1	191.3	2.0		2.0	29.0		29.0		36.7	36.7	259.0
P Park Facilities	601.3	128.0	729.3										729.3
OS Open Space	1,246.2	4,258.7	5,505.0					44.5	44.5	496.2	149.4	645.6	6,195.1
G Golf Course Open Space	3,125.3	986.7	4,111.9	229.8	88.0	317.8	198.8	59.8	258.6				4,688.3
W Watercourse/Flood Control	468.9	132.8	601.7										601.7
Total Other Acreage	5,619.9	5,519.3	11,139.2	231.8	88.0	319.8	227.8	104.3	332.1	815.9	246.6	1,062.5	12,853.6
Grand Total	10,606.7	10,065.8	20,672.6	957.6	440.7	1,398.3	3,047.3	802.3	3,849.5	6,879.0	1,312.7	8,191.7	34,112.0

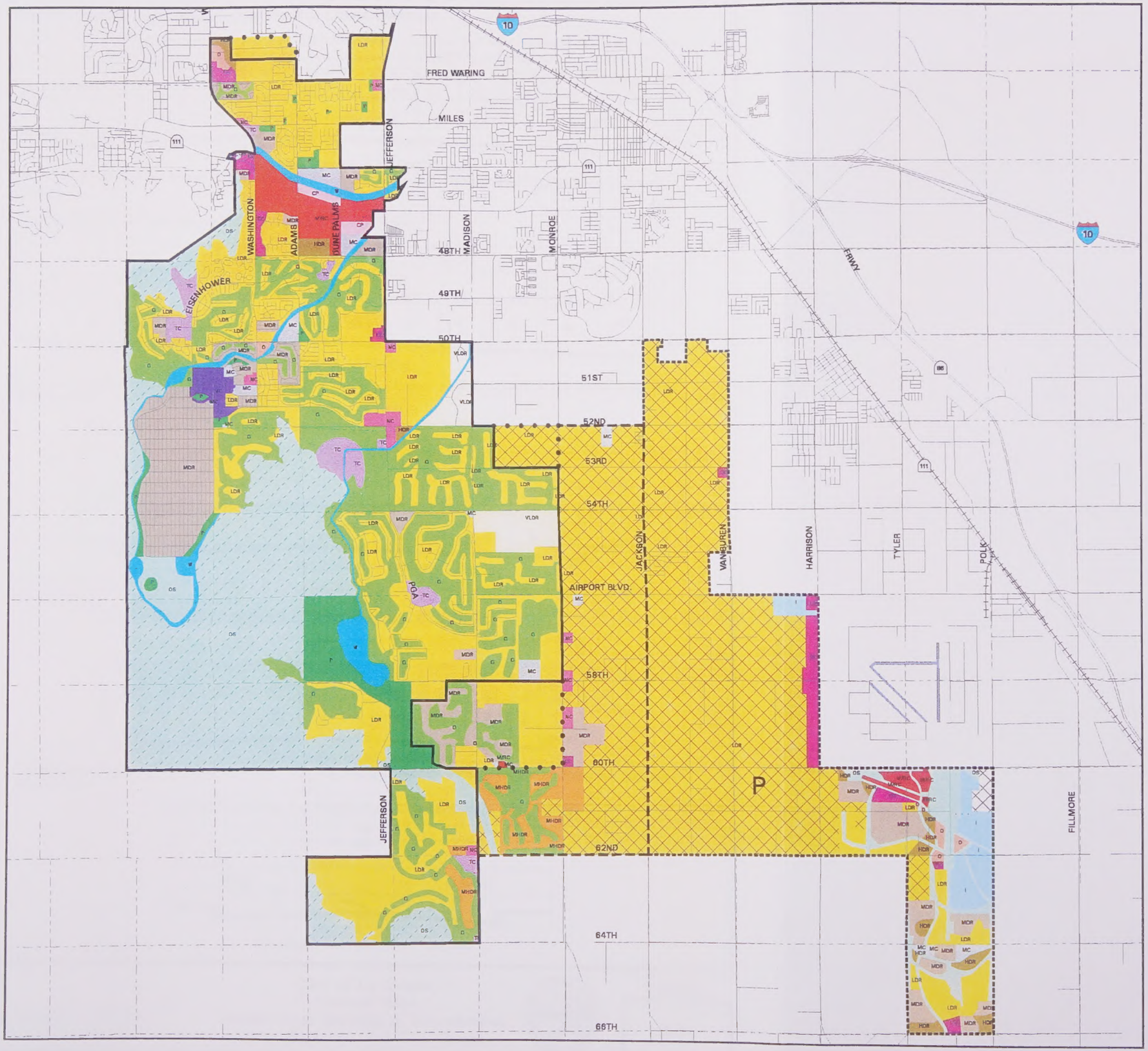


EXHIBIT 2.1

City of La Quinta General Plan

LEGEND

- Roads
- Township/Range Sections
- Railroads
- City Limits
- Planning Area #1
- Planning Area #2
- City Sphere of Influence

Residential Land Uses

- VLDR Very Low Density up to 2 du/ac
- LDR Low Density up to 4 du/ac
- MDR Medium Density up to 8 du/ac
- MHDR Medium-High Density up to 12 du/ac
- HDR High Density up to 16 du/ac
- Hillside Overlay
- Agriculture/Equestrian Overlay

Commercial Land Uses

- M/RC Mixed/Regional Commercial
- CC Community Commercial
- NC Neighborhood Commercial
- CP Commercial Park
- O Office
- TC Tourist Commercial
- VC Village Commercial

Other Land Uses

- I Industrial
- MC Major Community Facilities
- P Park Facilities
- OS Open Space
- G Golf Course Open Space
- W Watercourse/Flood Control

P Floating Park Designation

Scale
1:72,000

0 4,000 8,000 12,000
Feet

N
NORTH

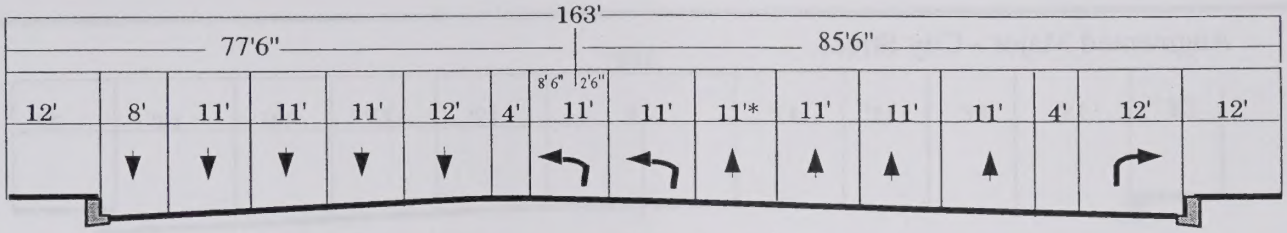
Riverside County Vicinity Map

Map Prepared on: June 19, 2002
Map Prepared by: Aerial Information Systems
Map Version No.: 8

TERRA NOVA® Planning & Research, Inc.

aerial information systems

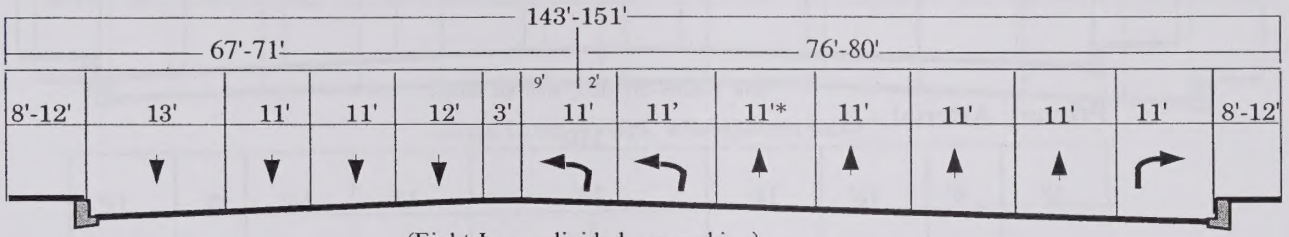
Augmented Major at Dual Left Intersections - State Highway



(Eight Lanes divided, w/breakdown lane)

*Through lane adjacent to turn lane is reduced 1 foot, but returns to standard width on far side of intersection adjacent to median nose.

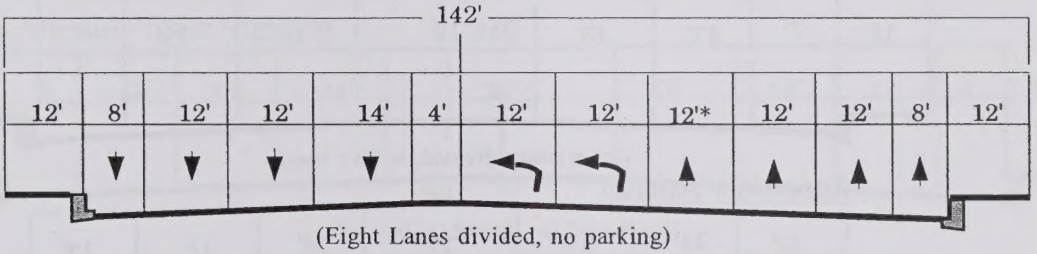
Augmented Major at Dual Left Intersections - City Street



(Eight Lanes divided, no parking)

*Through lane adjacent to turn lane is reduced 1 foot, but returns to standard width on far side of intersection adjacent to median nose.

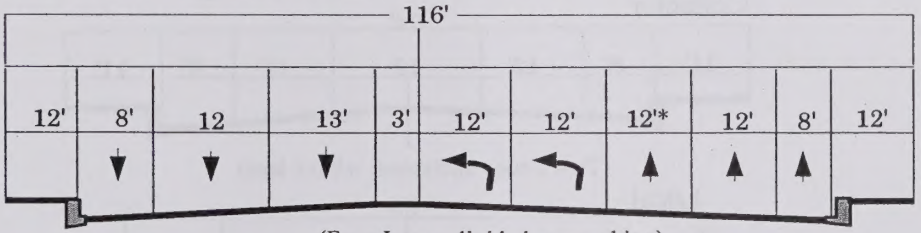
Major Arterial at Dual Left Intersections - State Highway



(Eight Lanes divided, no parking)

*Through lane adjacent to turn lane is reduced 2 foot, but returns to standard width on far side of intersection adjacent to median nose.

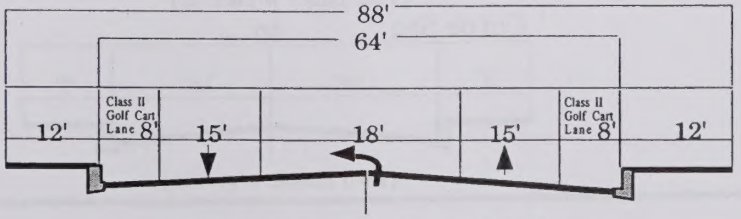
Primary Arterial A at Dual Left Intersections - City Street



(Four Lanes divided, no parking)

*Through lane adjacent to turn lane is reduced 1 foot, but returns to standard width on far side of intersection adjacent to median nose.

Modified Secondary at Single Left Intersections - City Street



(Two Lanes undivided, w/golf cart lane)

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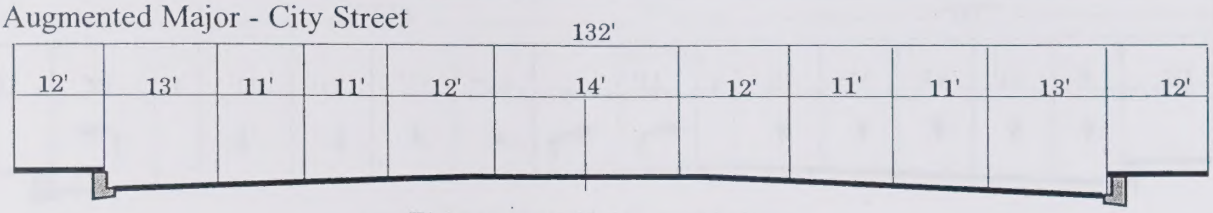
City of La Quinta
General Plan
Street Cross Sections at Intersections
State Highways and City Streets

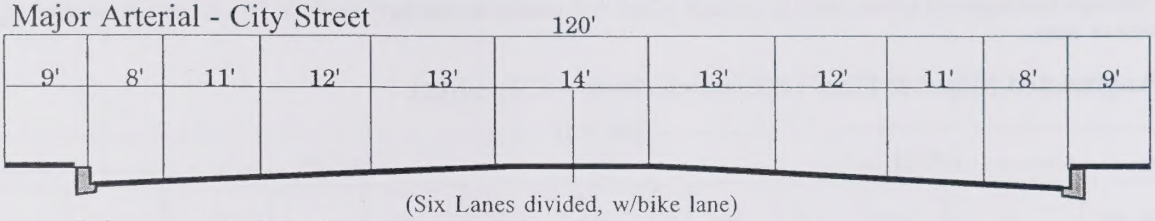
Exhibit
3.4

Augmented Major - City Street



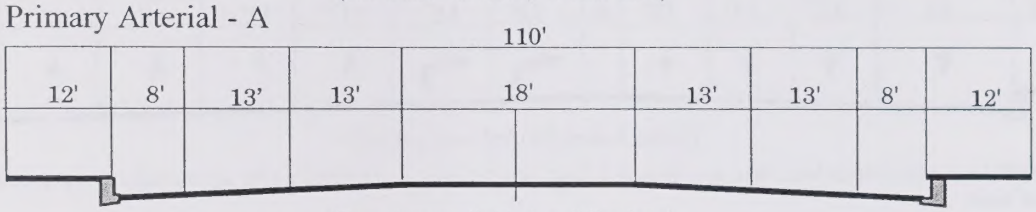
(Eight Lanes divided, no parking)

Major Arterial - City Street



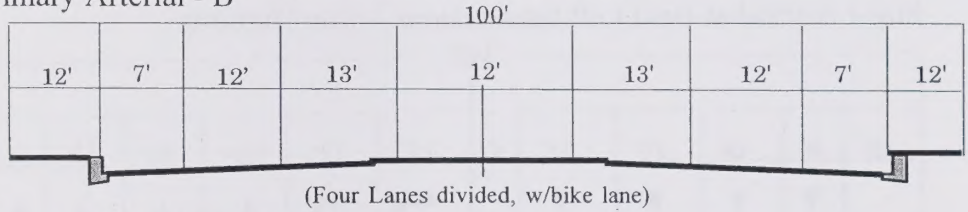
(Six Lanes divided, w/bike lane)

Primary Arterial - A



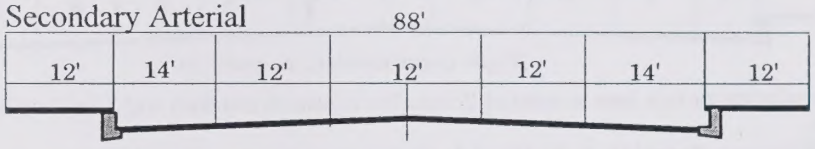
(Four Lanes divided, w/bike lane)

Primary Arterial - B



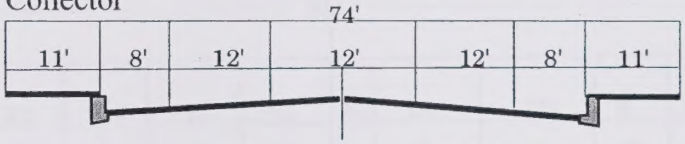
(Four Lanes divided, w/bike lane)

Secondary Arterial



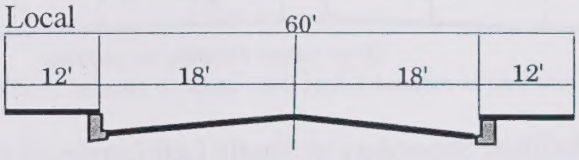
(Four Lanes undivided, no parking)

Collector



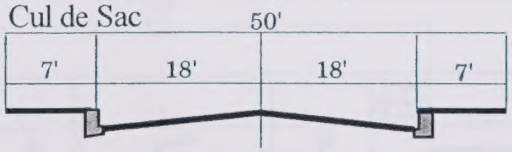
(Two Lanes undivided, w/bike lane)

Local



(Two Lanes w/parking)

Cul de Sac



(Two Lanes, w/parking)

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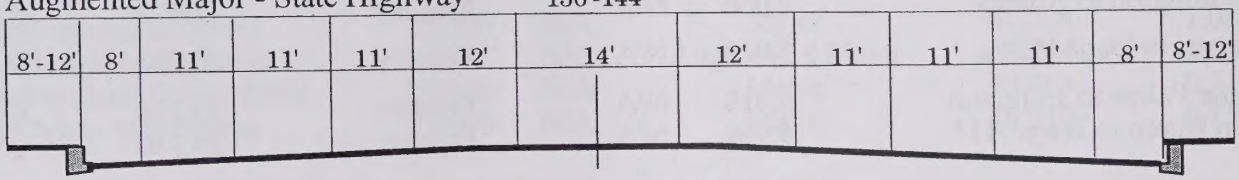
City of La Quinta
General Plan
Street Cross Sections - City Streets

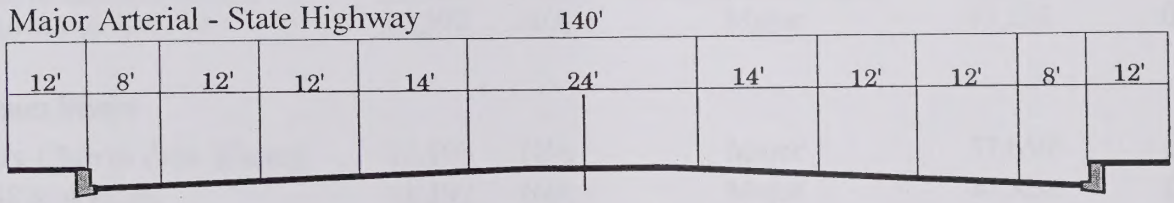
Exhibit
3.3

Augmented Major - State Highway 136'-144'



(Eight Lanes divided, w/breakdown lane)

Major Arterial - State Highway 140'



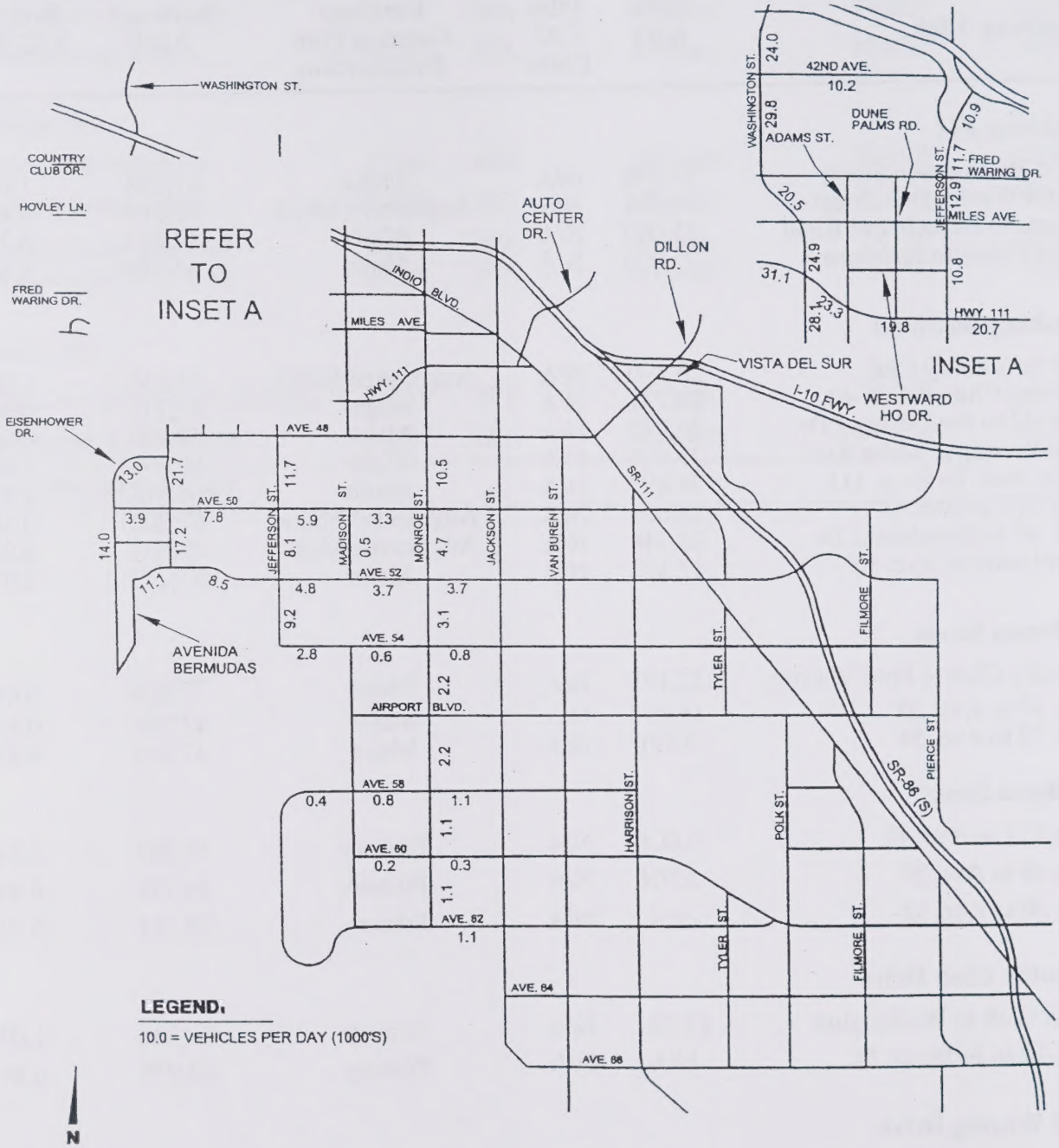
(Six Lanes divided, w/ bike lane)

Miles Avenue					
Hwy. 111 to Washington	3,800	N/A	Primary	11,012	0.29
Washington to Adams	4,745	N/A	Primary	18,633	0.49
Avenue 48					
Washington to Adams	2,066	N/A	Primary	11,972	0.32
Adams to Dune Palms	5,018	N/A	Primary	26,262	0.69
Dune Palms to Jefferson	5,018	N/A	Primary	35,778	0.94
Van Buren to Hwy. 111	5,964	N/A	Primary	35,140	0.92
Avenue 50					
Eisenhower Dr. To Washington	1,910	N/A	Primary	29,360	0.77
Washington to Jefferson	7,837	N/A	Primary	27,198	0.72

N/A = data not available

Table 3.1
General Plan Road Analysis

Roadway Link	1998 ADT	1998 V/C Ratio	Buildout General Plan Designation	Buildout ADT	Buildout V/C Ratio
Highway 111					
E. Of Washington Street	23,300	N/A	Major	61,288	1.08
W. Of Washington Street	25,501	N/A	Augmented Major	62,214	0.82
Adams to Dune Palms Road	25,000	N/A	Major	40,684	0.71
Dune Palms to Jefferson	25,000	N/A	Major	48,510	0.85
Washington Street					
I-10 to Country Club	23,390	N/A	Augmented Major	75,838	1.00
Country Club to Ave. 42	20,771	N/A	Major	52,745	0.93
Ave. 42 to Fred Waring Dr.	26,079	N/A	Major	54,929	0.96
Fred Waring to Miles Ave.	25,488	N/A	Major	68,392	1.20
Miles Ave. To Hwy. 111	24,897	N/A	Major	65,518	1.15
Hwy 111 to Ave. 48	28,094	N/A	Augmented Major	67,202	0.88
Ave. 48 to Eisenhower Dr.	22,744	N/A	Augmented Major	62,551	0.82
Eisenhower to Ave. 50	17,392	N/A	Major	53,233	0.93
Jefferson Street					
Country Club to Fred Waring	12,195	N/A	Major	37,650	0.66
Ave. 48 to Ave. 50	11,197	N/A	Major	47,324	0.83
Ave. 52 to Ave. 54	9,421	N/A	Major	47,199	0.83
Madison Street					
Hwy 111 to Ave. 48	6,664	N/A	Primary	35,802	0.94
Ave. 48 to Ave. 50	3,564	N/A	Primary	33,778	0.89
Ave. 50 to Ave. 52	464	N/A	Primary	28,211	0.74
Country Club Drive					
Oasis Club to Washington	17,741	N/A	Primary	39,238	1.03
Ave. 42 to Jefferson St.	N/A	N/A	Primary	32,979	0.87
Fred Waring Drive					
Oasis Club to Washington	20,876	N/A	Major	58,172	1.02
Washington to Adams	17,651	--	Primary	32,566	0.86
Adams to Dune Palms	15,087	--	Primary	32,914	0.87
Dune Palms to Jefferson	15,087	N/A	Primary	31,198	0.82



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City of La Quinta
General Plan
Year 2000
Average Daily Traffic (ADT) Volumes

Exhibit
3.1

Average Daily Traffic Volumes

Average Daily Traffic Volumes (ADT) for the current period for the General Plan designated roadways inside the boundaries of the City, sphere of influence, Planning Area No. 1 and Planning Area No. 2, as well as regionally, are listed in Table 3.1 and are graphically presented in Exhibit 3.1. ADT is a useful "benchmark" number for determining various roadway configurations and design aspects.

Chapter 3
TRAFFIC AND CIRCULATION ELEMENT

VISION STATEMENT

La Quinta strives to continue to improve its roadways to keep pace with development through technological and system enhancements. The City also encourages the maintenance and improvement of pedestrian, equestrian, bicycle and golf cart routes which link neighborhoods to retail and job centers.

PURPOSE

As one of the fastest growing communities in California, La Quinta and the Coachella Valley, the level of vehicular traffic has steadily increased, and challenges the City to balance the character and qualities of a destination resort community with the accessibility needs of the community's residents and visitors. Balancing these two potentially conflicting goals requires careful planning of the local and intercity roadway networks.

The potential for delays and the risk of traffic accidents increases as the City's road system nears its capacity for handling traffic in a safe and efficient manner. The General Plan Circulation Element has been developed in order to preserve the City's unique character and quality of life, while providing the safest and most efficient roadway system possible.

The Circulation Element examines the City's current road system and operating conditions, and analyses future traffic impacts due to growth projected for the City and region. The Circulation Element and associated technical analysis provide an efficient, cost-effective and comprehensive transportation management strategy consistent with regional plans, local needs to maintain and improve mobility, and in a manner consistent with the goals, quality and character of the community.

The Circulation Element also serves as a comprehensive transportation management strategy, which is based upon an analysis of existing conditions within the City and future development, as set forth by the General Plan Land Use Map (see Land Use Element). Regional traffic growth has also been considered, and has been based upon statistical trends, an assessment of long-term regional growth potential and the regional transportation model, CVATS, prepared by the Coachella Valley Association of Governments (CVAG).

A variety of data were used to quantify and characterize existing traffic volumes and conditions along roadway links and at major intersections. In addition to traffic counts collected by the City, CVAG and CalTrans, additional sets of data were collected from project-specific studies and other sources to gauge existing conditions and provide a sound basis for projecting future traffic volumes. These various data are from the period of 1990 through 1999 and include mid-block roadway segments, as well as counts of intersection turning movements. Detailed information on the City's circulation system is available in both the General Plan Master Environmental Assessment, and General Plan Environmental Impact Report.

Acceptable Levels-of-Service

An essential goal of the Circulation Element is to establish and maintain acceptable levels of service on all community roadways. LOS C has long been considered the desirable and optimal level of traffic volume on any given roadway, however, it represents a standard that is progressively more difficult and costly to achieve in urban areas. For peak operating periods, LOS D and/or a maximum volume to capacity ratio of 0.90 is now considered the generally acceptable service level. Buildout of the City General Plan is not expected to result in any intersections operating at levels worse than LOS D. In those temporary periods where a V/C ratio of 1.0 or worse exists along certain roadway segments, every measure to improve operating conditions shall be pursued.

Program 4.1: Standards for development adjacent to airports shall be developed which maximize the need for public safety.

OTHER LAND USE GOALS, POLICIES AND PROGRAMS

GOAL 1

Major community facilities which efficiently serve the community and are compatible with surrounding land uses.

GOAL 2

The preservation of open space and recreational resources as a means of preserving and enhancing the quality of life and economic base of the City.

Policy 1
Planning for all major community facilities shall carefully consider the potential impacts to adjacent development, particularly residential development.

Program 1.1: The Development Code shall maintain standards for municipal facilities, utility substations, schools and similar public facilities.

Policy 2
Public utility providers shall be subject to the same standards as the development community.

Policy 3
The City shall participate in efforts to preserve and protect sensitive resources throughout the City, its sphere of influence, Planning Area No. 1 and Planning Area No. 2.

Program 3.1: The City shall maintain and enforce its Hillside Preservation Ordinance.

Program 3.2: The City shall amend the Land Use Map as necessary to ensure the preservation of sensitive resources through the designation of land as open space.

Program 3.3: The City shall encourage the use of native landscaping and "links" golf courses which preserve natural open space areas.

Policy 4
The City shall continue to include park facilities planning in neighborhood planning efforts.

Program 4.1: The City shall continue to utilize the standards allowed in the Quimby Act to charge park fees and allow for park development.

Program 4.2: The City shall develop a program which allows for Park Fee credits for projects which include public golf courses or other active recreational amenities. Retention areas shall be considered for partial credit of Park Fees.

Program 4.3: The City shall incorporate park planning into annexation studies and annexation community outreach efforts.

COMMERCIAL GOALS, POLICIES AND PROGRAMS

GOAL 1

A balanced and varied economic base which provides a broad range of goods and services to the City's residents and the region.

GOAL 2

The continued growth of the tourism and resort industries in the City.

Policy 1
The City's commercial land use designations shall allow a full range of retail, office, resort and institutional businesses in the City.

Program 1.1: The Land Use Map shall be reviewed regularly to assure that sufficient lands are designated for commercial uses which support the needs of the community and surrounding areas.

Program 1.2: The City will encourage an integration of a wide range of support services at employment centers, including child care, occupational health, fitness facilities and convenience retail shops.

Program 1.3: The City will maintain economic and demographic statistical data and make this data available to the development community and other interested parties.

Policy 2
The City shall maintain commercial development standards including set backs, height, pad elevations and other design and performance standards which assure a high quality of development.

Program 2.1: Residential development shall not be permitted within 600 feet of Highway 111 in the Regional Commercial designation, except as allowed in the non-residential overlay in the Development Code.

Policy 3
Strip commercial development will be discouraged. The Development Code shall establish and maintain minimum lot depth standards in all commercial zones.

Policy 4
The City will continue to support and encourage the development of resort hotels as a key component of its economic base.

Program 4.1: The City's Development Code will provide standards for a broad range of tourist commercial land uses, including mid-sized conference hotels, resort hotels, time share units, inns and bed and breakfasts.

INDUSTRIAL/LIGHT MANUFACTURING GOALS, POLICIES AND PROGRAMS

GOAL 1

Lands that provide for the development of non-polluting, clean industrial development that broadens the economic/employment base of the City.

GOAL 2

Expanded airport services which enhance the City's available services, agriculture and access to tourism markets.

Policy 1
The City shall support the development of a broad range of non-polluting, carefully planned industrial uses.

Program 1.1: The Development Code shall be amended to include provisions for industrial development, including development standards, permitted and conditionally permitted land uses.

Policy 2
Industrial lands shall be located along major transportation corridors, and in areas that maximize all available infrastructure.

Policy 3
The City shall encourage the development of vocational and technical programs in the educational system, in order to help the industrial sector find qualified local employees.

Policy 4
The City shall consider the airport Master Plan in all development proposals adjacent to the Desert Resorts Regional Airport.

Policy 8
The City shall carefully consider sphere of influence and subsequent annexations to accommodate growth.

Program 8.1: All annexation applications by land owners shall be accompanied by required environmental and fiscal impact analyses to ensure the orderly development of the City.

Program 8.2: The City shall undertake a comprehensive community outreach program for any City-initiated annexation effort, to encourage and facilitate community participation in the annexation process.

Policy 9
Agricultural and equestrian land uses are encouraged.

Policy 10
The City shall maintain its "dark sky" ordinance.

RESIDENTIAL GOALS, POLICIES AND PROGRAMS

GOAL 1

The maintenance and protection of residential neighborhoods to assure that future housing needs are met.

GOAL 2

A broad range of housing types and choices for all residents of the City.

Policy 1
The City shall encourage the preservation of neighborhood character and assure a consistent and compatible residential land use pattern.

Program 1.1: The City shall periodically review land use designation definitions to assure that changes in the community and marketplace are met.

Program 1.2: Apply the City's discretionary powers and site development review process consistently to assure that subdivision and development plans are compatible with existing residential areas.

Policy 2
Encourage compatible development adjacent to existing neighborhoods and infrastructure.

Program 2.1: The City will continue to use creative planning techniques, including the merger of small residential lots in the Cove, to encourage development in existing neighborhoods.

Policy 3
The City shall discourage scattered development of residential subdivisions by requiring necessary improvement/extension of intervening roadways and infrastructure to serve new development.

Policy 4
Density transfers may occur in Specific Plans when common area amenities and open space are provided.

Program 4.1: The Zoning and Subdivision Ordinance shall include standards for density transfers, with the provision of common areas and amenities.

Policy 5
The City shall maintain residential development standards including setbacks, height, pad elevations and other design and performance standards which assure a high quality of development.

Program 5.1: The Development Code shall include development standards and design guidelines for each residential zoning designation.

Policy 6
The City will use development incentives to achieve a mix of housing, including affordable housing.

Program 6.1: The City shall monitor the progress made to achieve its Housing Element mandated goals for the provision of housing, and shall consider amendments to the General Plan when necessary to help achieve those goals.

Policy 7
The City shall establish an Agricultural and Equestrian Residential district in the Development Code.

Program 7.1: The Development Code shall be amended to include permitted and conditionally permitted land uses and development standards in the Agricultural and Equestrian Residential zone.

LAND USE GOALS, POLICIES AND PROGRAMS

The goals, policies and programs enumerated below begin with those which affect all land uses. This is followed by specific goals, policies and programs for residential, commercial and other land use categories.

GENERAL LAND USE GOALS, POLICIES & PROGRAMS

GOAL 1

Land use compatibility throughout the City, its sphere of influence, Planning Area No. 1 and Planning Area No. 2.

GOAL 2

High quality development which promotes the City's image as "The Gem of the Desert."

GOAL 3

Protection of our natural environment.

Policy 1
The City shall maintain a Land Use Map which implements the goals and policies of the Land Use Element and other elements of the General Plan.

Policy 2
The City Development Code and Map shall be consistent with the General Plan land use designations.

Program 2.1: The City shall maintain a Development Code that corresponds to the designations established in the Land Use Element, and which guides and regulates development consistent with the General Plan.

Program 2.2: The Development Code shall include design standards in all zoning districts which assure high quality development.

Policy 3
The City shall continue to utilize planning tools as part of its overall economic development strategic plan.

Policy 4
Specific Plans of Land Use shall be required under the following circumstances:

- For all projects of 10 acres or more in the Commercial Park, Industrial/Light Manufacturing, Tourist Commercial, Resort Mixed Use and Regional Commercial designations, prior to any land divisions or subdivisions.
- For all projects proposing the integration of golf course, tourist commercial and residential uses.
- For all projects proposing flexible development standards differing from the City's Development Code.

Program 4.1: The City shall maintain detailed requirements for the preparation of Specific Plans in its Development Code.

Program 4.2: For approved Specific Plans, the Director of Community Development shall have the ability to determine substantial conformance in a Specific Plan, and waive the need for a Specific Plan amendment under the following circumstances:

- When changes in the land use allocation within the Specific Plan are less than 5%,
- When no new land use is proposed,
- When the off-site circulation pattern and turning movements will not be altered by the proposed change.

Program 4.3: In areas where Specific Plans are required, adjacent property owners shall be encouraged to work together to create a single Specific Plan which incorporates all properties within a block or neighborhood.

Policy 5
All land use development proposals shall be consistent with all applicable land use policies and standards contained in the General Plan.

Policy 6
In-fill development shall be encouraged by placing capital improvement projects in the developed areas of the City as top priorities.

Policy 7
The City shall maintain standards and procedures in its Development Code which define the requirements for all development applications.

FUTURE BUILDOUT NEEDS

The Land Use Element provides a guide for the City's future, based on current conditions. The City's rapid growth, and changes in market conditions will require that it reconsider land use decisions and the contents of the Land Use Element regularly. State law allows amendments to the General Plan and its elements, including the Land Use Map. As the City's needs change, it must consider amendments to the Land Use Element and map in order to take advantages of emerging opportunities and meet the needs of its residents, businesses and visitors.

The continued logical expansion of the community, and the associated extension of services as this expansion occurs, will continue to sustain the City's growth.

The Highway 111 corridor continues to be a critical commercial core. Other commercial nodes will develop as the City's boundaries expand, but are not likely to support the regional economy in the same manner as Highway 111.

The City has traditionally utilized the planning tools available in Specific Plans to encourage careful siting and land use compatibility within a project. This practice is continued in the goals, policies and programs set forth below. The City has also utilized planning review processes, including Site Development Permits, to assure that good planning practice is implemented in all land use proposals.

Buildout Dwelling Units and Population

There are approximately 13,131 existing dwelling units in the General Plan planning area, including 12,141 in the City, 236 in the sphere-of-influence, 174 in Planning Area #1, and 580 in Planning Area #2. The 2000 population is approximately 27,936 permanent residents, including 23,694 in the City, 692 in the sphere-of-influence, 839 in Planning Area #1, and 2,711 in Planning Area #2.

The General Plan designates approximately 5,839 vacant acres for future residential development. Buildout of the General Plan planning area could result in the development of up to 47,031 new dwelling units. This includes 13,195 new units in the City, 1,257 in the sphere-of-influence, 11,764 in Planning Area #1, and 21,113 in Planning Area #2. These dwelling units would accommodate a total of 132,521 new residents, including 36,945 new residents in the City, 3,519 in the sphere, 32,940 in Planning Area #1, and 59,117 in Planning Area #2.

When future and existing conditions are combined, General Plan buildout could result in a total of 60,460 dwelling units and 160,457 residents in the General Planning area.

Table 2.3
Residential Buildout Conditions in the Planning Area

Area	Buildout Dwelling Units*	Buildout Population
City	25,336	60,639
Sphere	1,493	4,211
Planning Area #1	11,938	33,779
Planning Area #2	21,693	61,828
TOTAL	**60,460**	**160,457**

*Assumes 90% of land in agriculture redeveloped to single family residential. Assumes future residential development occurs at 75% of the maximum permitted densities.

Commercial Development Potential

The buildout of the General Plan would result in approximately 15.9 million square feet of commercial square footage. This includes approximately 11.6 million square feet in the City, 573,075 in Planning Area #1, and 3.6 million in Planning Area #2.

Industrial Development Potential

The Land Use Element allows industrial land uses in Planning Area #2, primarily surrounding the Desert Resorts Regional Airport. The buildout of the General Plan would result in 5,632,395 square feet of industrial space.

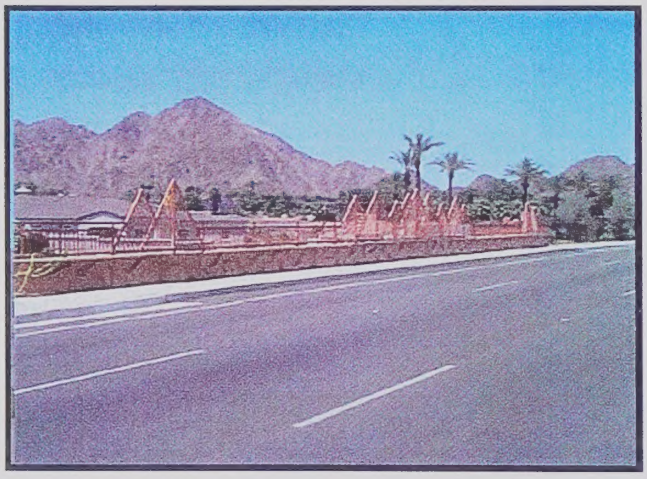
Open Space and Recreation

There are 12,214.4 acres of open space and recreation lands in the planning area, including 10,947.9 in the City; 317.8 in the sphere-of-influence; 303.1 in Planning Area #1; and 645.6 in Planning Area #2.

GENERAL PLAN BUILDOUT

As a direct result of the analysis conducted on existing traffic and roadway conditions, and on projections of future traffic resulting from General Plan buildout, and buildout in the region, a roadway classification system has been developed and assigned to existing and future roads. This process has also taken into consideration special issues of concern and opportunities to enhance community circulation. The following table lists these General Plan roadways and also provides the following information:

A. 1998 Average Daily Trips (ADT) and Volume to Capacity Ratios
B. General Plan Roadway Designation.
C. General Plan Buildout Average Daily Trips and Volume to Capacity ratios.



Intersections

The capacities of the various roadway segments within the City, its sphere of influence, Planning Area No. 1 and Planning Area No. 2 are defined by a variety of variables, including the number of travel lanes, the number of access points onto the roadway, and the roadway geometry, i.e. is it divided or undivided, the width of travel lanes, and other constraints. However, the most constraining and defining portions of the roadway network are intersections, which are typically the ultimate arbiters of capacity. Detailed analysis and recommendations regarding intersection improvements are generally outside the realm of the General Plan, however, analysis of several key intersections provides important perspective on the constraints expected at these locations.

As part of the General Plan analysis, twenty intersections were evaluated to establish the projected average total delay per vehicle and the anticipated levels of service for each intersection in the AM and PM peak hours. Currently (2000), all of these intersections are operating at acceptable levels of service. As shown below, each of the twenty intersections are projected to operate at LOS D or better in the buildout (Post 2020) condition.

Table 3.2
Intersection Analysis for the General Plan

Intersection	Traffic Control[2]	Average Delay[1] (Secs)		Level of Service	
		AM	PM	AM	PM
Washington St. (NS) at:					
Country Club Dr. (EW)	TS	48.7	49.4	D	D
Hovley Ln. (EW)	TS	34.9	51.2	C	D
Fred Waring Dr. (EW)	TS	49.5	46.8	D	D
Miles Ave. (EW)	TS	45.2	50.7	D	D
SR-111 (EW)	TS	41.3	48.6	D	D
Eisenhower Dr. (EW)	TS	49.6	51.0	D	D
Ave. 50 (EW)	TS	42.4	47.3	D	D
Jefferson St. (NS) at:					
Country Club Dr. (EW)	TS	50.5	45.7	D	D
Ave. 44 (EW)	TS	30.6	49.5	C	D
Miles Ave (EW)	TS	27.2	43.7	C	D
SR-111 (EW)	TS	28.3	36.2	C	D
Ave. 48 (EW)	TS	46.7	44.1	D	D
Ave. 50 (EW)	TS	30.5	42.7	C	D
Ave. 52 (EW)	R	--	--	--	--
Madison St. (NS) at:					
Ave. 50 (EW)	TS	40.1	49.8	D	D
Ave. 52 (EW)	TS	38.5	45.2	D	D
Jackson St. (NS) at:					
Airport Blvd. (EW)	TS	46.6	50.9	D	D
Harrison St. (NS) at:					
Airport Blvd. (EW)	TS	39.8	38.6	D	D
SR-111 (NS) at:					
Airport Blvd. (EW)	TS	45.9	49.0	D	D
Ave. 62 (EW)	TS	50.3	46.4	D	D

[1] Source: Dowling Associates, Traffix Version 7.10607 (1999).
[2] TS=Traffic Signal, R=Roundabout

GENERAL PLAN ROADWAY CLASSIFICATIONS

Each major roadway has been assigned a specific design classification based upon existing and projected traffic demands generated by buildout of the General Plan. The need for and appropriateness of each classification has been based upon modeled future traffic volumes and overall community design goals set forth in the General Plan. Each of the classifications corresponds with the street cross sections illustrated in this element. Certain refinements may be required when securing right-of-way and constructing improvements at specific locations.

The City has successfully implemented, within its roadway classification standards, requirements for medians on Major and Primary Arterials. Medians provide an opportunity to improve capacity on these roadways. The City will continue to develop 12 to 14 foot wide medians in street designs developed to accommodate buildout of the General Plan.

The standards associated with each roadway classification, including traffic control devices, driveway separation and design speeds, are included in the policies and programs below.

Golf Cart Transportation Program

As part of the overall evaluation and planning of the City circulation system, the General Plan identifies pathways along existing and future roadways connecting residential, recreational, commercial and other community amenities. As with on-street bikepaths, cart path safety is of the utmost importance. Expanded golf cart usage can provide an enjoyable, convenient, economical and safe alternative to automobile use. State law requires that golf cart paths be limited to routes shown on an adopted plan, which also provides minimum design criteria, signage, and golf cart and operator requirements.

A two-phase golf cart route implementation plan has been developed for the General Plan (see General Plan EIR Circulation Study Appendix). The initial phase has a five-year time horizon and is meant to benefit existing developments. Phase II provides a longer term and more comprehensive route plan (see exhibits below).

Golf carts to be used on the public golf cart routes must meet specific physical requirements set forth in the City golf cart transportation program, must be certified as "road ready" by the City and carry an appropriate permit sticker. Golf cart operators must carry a valid California Driver's license, have proof of insurance, be equipped with seatbelts and appropriate child safety equipment, and be properly maintained.

Off-street (Class I) golf cart paths must be designed to be shared with bicyclists and pedestrians and should be a minimum of 12 feet in width. On-street (Class II) cart paths should be a minimum of 8 feet in width and appropriately striped. Designated Class III routes should not require extensive modifications to existing roadways, except for the installation of appropriate signage.

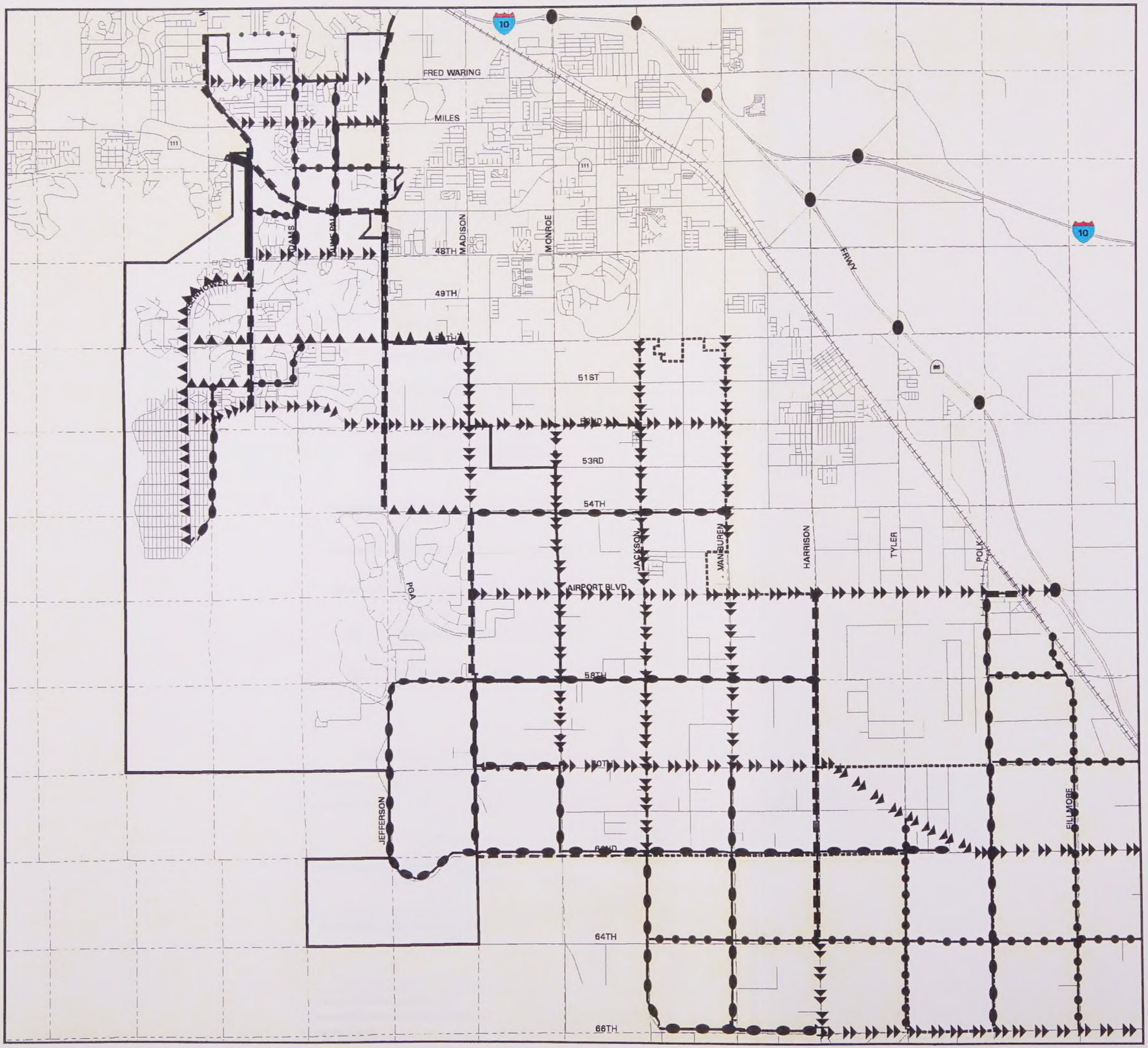
Traffic Calming

The City encourages the use of traffic calming devices within new subdivisions. The implementation of such devices helps to maintain low speeds, and promotes traffic safety in new neighborhoods. New projects should consider such design features as curvilinear streets, narrowed intersections, stop signs on through-streets, when in the design phase.

Pedestrian and Other Non-Motorized Issues

Pedestrian and other non-motorized circulation is encouraged in the City wherever possible. The provision of sidewalks, bike lanes and multi-purpose trails is especially important along major roadways in the community. While sidewalks have been constructed in various parts of the City, their design and construction has been inconsistent, disjointed and unconnected. In future development, pedestrian and other non-motorized transportation safety and accommodation should be given emphasis equal to that currently given to automobile access.

City of La Quinta General Plan



LEGEND

- Roads
- Township/Range Sections
- Railroads
- City Limits
- Planning Area #1
- Planning Area #2
- City Sphere of Influence

EXHIBIT 3.5 CITY ROADWAY CLASSIFICATIONS

- Freeway Interchanges
- Augmented Major (8D)
- Major Arterial (6D)
- Primary Arterial - A (4D)
- Primary Arterial - B (4D)
- Secondary Arterial (4U)
- Modified Secondary (2D)
- Collector (2U)

Source: City of La Quinta General Plan Update Traffic Study, RKJK & Associates, Inc. September, 2000

Scale
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NORTH

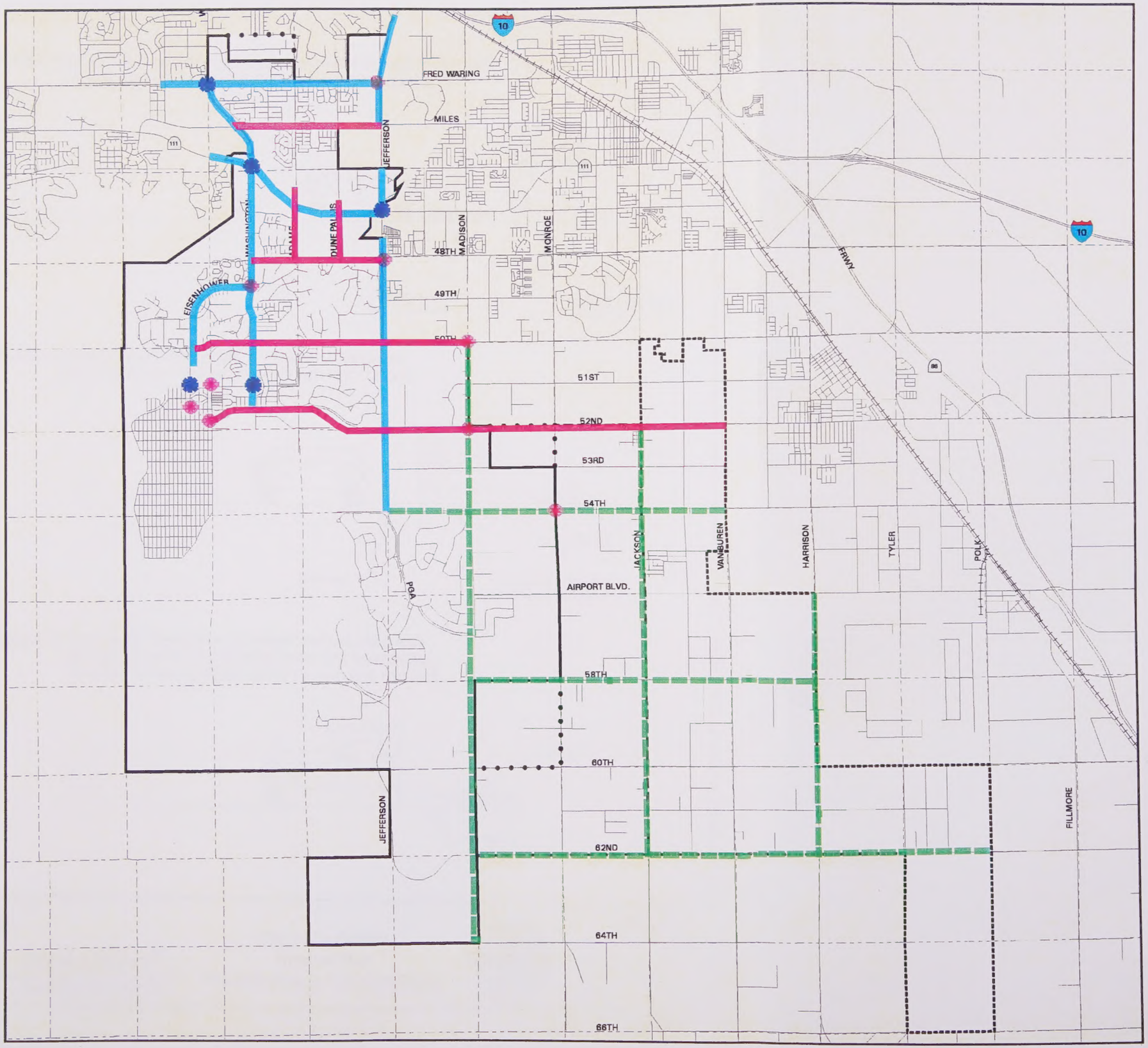
Riverside County Vicinity Map

Map Prepared on: December 14, 2001
Map Prepared by: Aerial Information Systems
Map Version No.: 6

TERRA NOVA® Planning & Research, Inc.

aerial information systems

City of La Quinta General Plan



LEGEND

- Roads
- Township/Range Sections
- Railroads
- City Limits
- Planning Area #1
- Planning Area #2
- City Sphere of Influence

EXHIBIT 3.6
IMAGE CORRIDORS

- Primary Image Corridor
- Secondary Image Corridor
- Agrarian Image Corridor
- Primary Gateway Treatment
- Secondary Gateway Treatment

Source: City of La Quinta General Plan
June, 1992

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NORTH

Riverside County Vicinity Map

Map Prepared on: December 14, 2001
Map Prepared by: Aerial Information Systems
Map Version No.: 6

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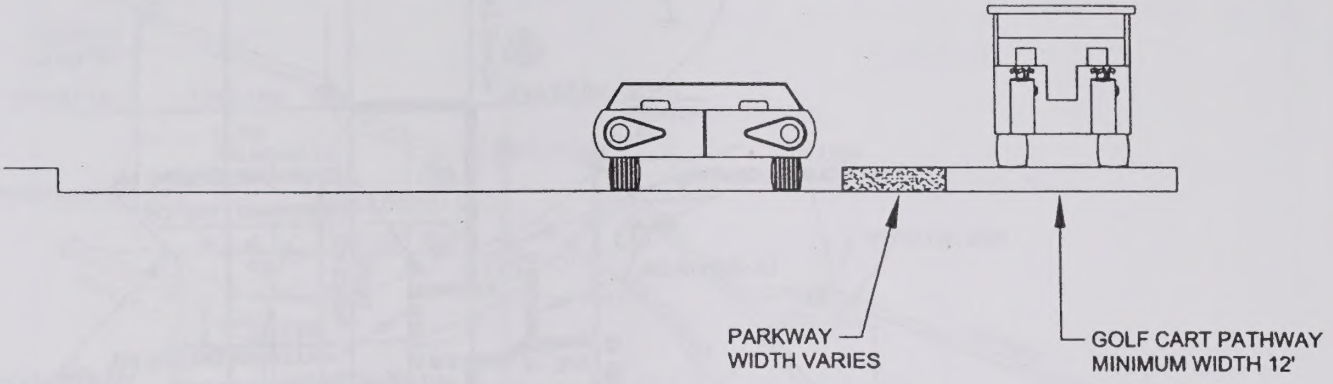
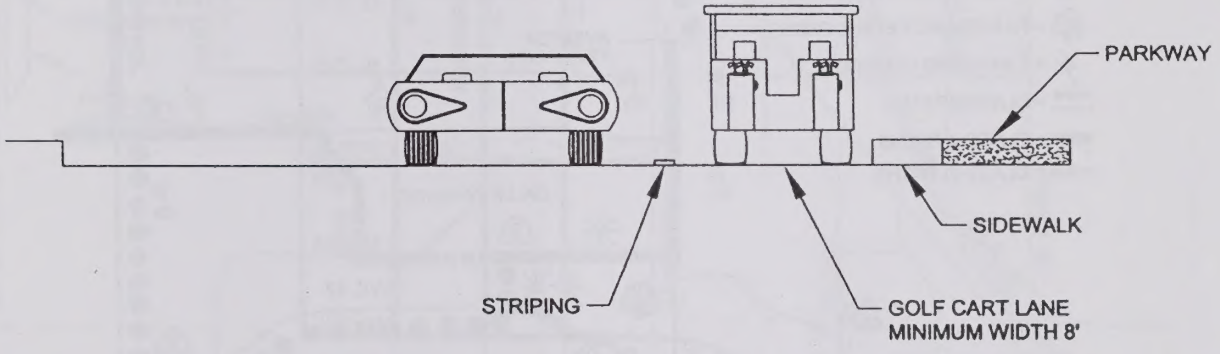
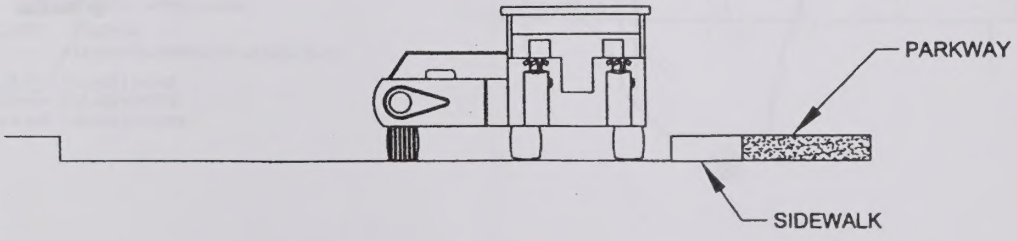
CLASS I: OFF-STREET PATHWAY ACCOMMODATING TWO-WAY GOLF CART TRAVEL SHARED WITH PEDESTRIANS AND BICYCLISTS.



CLASS II: ON-STREET STRIPED LANE ACCOMMODATING ONE WAY GOLF CART TRAVEL SHARED WITH BICYCLISTS.



CLASS III: ON-STREET ROUTE SHARED WITH AUTOMOBILE AND BICYCLE TRAFFIC. CLASS III ROUTES ARE RESTRICTED TO STREETS WITH SPEED LIMITS OF 25 M.P.H. OR LESS.



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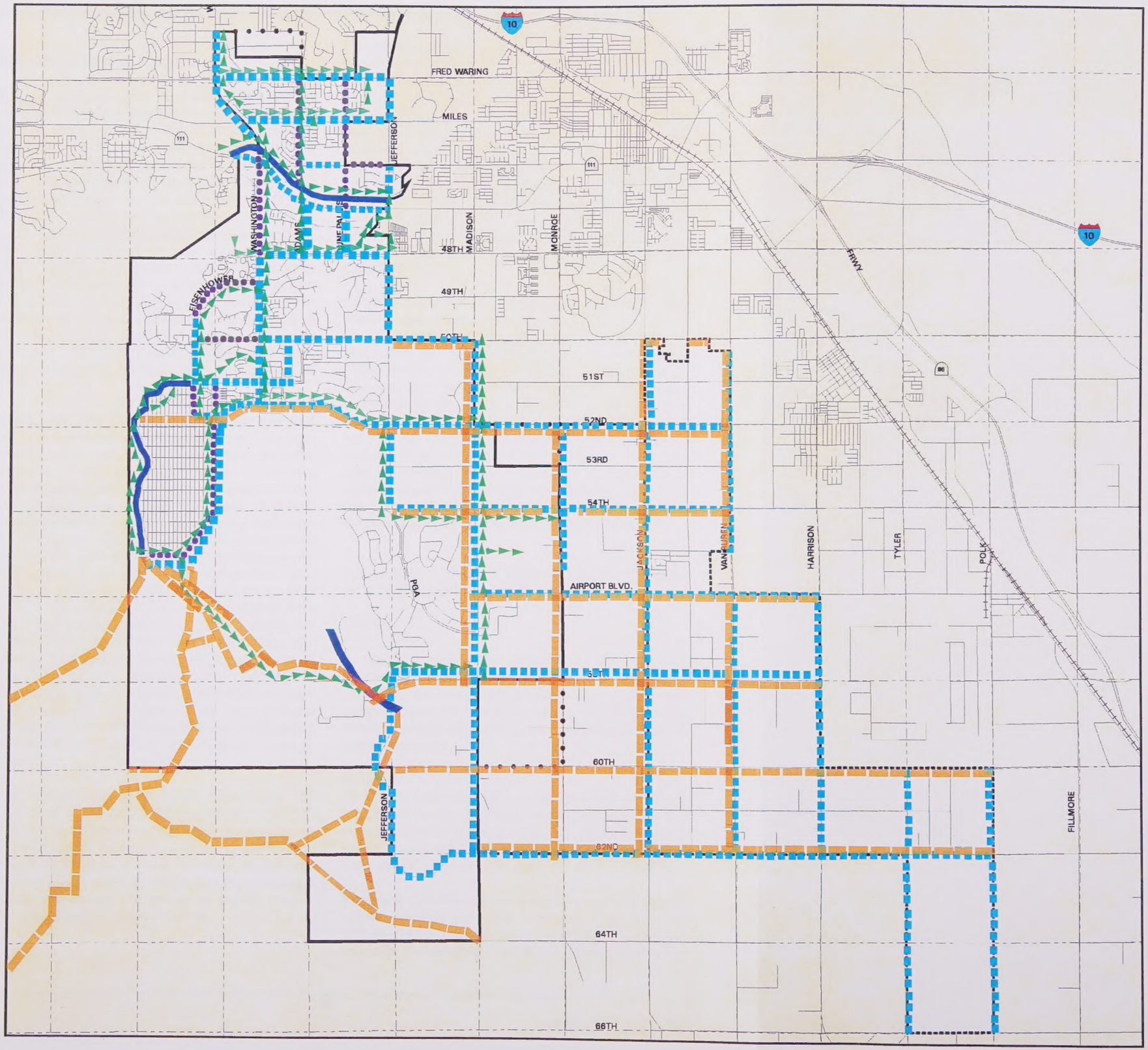
City of La Quinta
General Plan
Classification of Golf Cart Paths

Exhibit
3.7

City of La Quinta General Plan



LEGEND

- Roads
- Township/Range Sections
- Railroads
- City Limits
- Planning Area #1
- Planning Area #2
- City Sphere of Influence

EXHIBIT 3.10
MULTI-PURPOSE TRAILS

- Class I Bicycle Trails (Exclusive Bicycle/Pedestrian Lane)
- Class II Bicycle Trails (On Road Bicycle Lane)
- Class III Bicycle Trails (Shared Facilities)
- Multi-Purpose Trails
- Pedestrian/Hiking Trails

Scale
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Feet

NORTH

Riverside County Vicinity Map

Map Prepared on: December 14, 2001
Map Prepared by: Aerial Information Systems
Map Version No.: 6

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FUTURE BUILDOUT NEEDS

Based upon an analysis of the Post-2020 buildout period, the Circulation Element sets forth specific design classifications for the City's backbone circulation network. The geometry assumed for intersections can be accommodated based upon the roadway classification system. A total of 15 roadway segments are projected to have potential traffic volumes which exceed capacity (i.e. V/C ratios of 1.0 or greater). Although a roadway segment may be identified as exceeding the allowable capacity, intersection improvements may allow the endpoints of a segment to operate acceptably. The modelling effort also makes certain assumptions about access to network roadways, and actual impacts to capacity from adjoining development may be lessened by thoughtful site planning, restricted access and conditions of approval.

Therefore, the City shall continue to review and monitor land use trends and their associated changes in traffic volumes and patterns, and make periodic adjustments in planning and program implementation by utilizing roadway improvement and maintenance management programs. This will be accomplished by regularly monitoring traffic on major roadways and by conducting ongoing inventories of current traffic and circulation patterns. Given the rate of growth in the community, this should be done at a minimum of once every two years. The City shall continue to coordinate with State and regional agencies that have jurisdiction over the state highways in or affecting the community. Through the phased implementation of the roadway cross-sections and identified intersection geometries set forth in this Element, and coordination with regional, state and federal regulators, the City will work towards alleviating current problems and avoid future system inadequacies.

The development and implementation of Transportation Demand Management (TDM) techniques should be as widely used as practical to extend or preserve capacity of existing roadways. These techniques may include efforts to encourage car or van pooling, work flex-time and the continued utilization and future expansion of public transit services provided by Sunline Transit.

On-going planning and analysis of the City circulation network will also suggest special intersection designs that allow dedicated right turn overlap signal phasing to provide free right turns where appropriate, and other system enhancements that provide cost effective solutions. Detailed analysis is periodically undertaken for the intersections identified in project-specific, City monitoring and engineering studies, and the General Plan to refine realignments and design engineering. These on-going monitoring, analyses and design procedures will help to assure availability of necessary right-of-way for adequate long-term Levels of Service.

Other transportation management techniques that address specific issues of concern within the City of La Quinta include limiting, and in some cases restricting, access onto Highways 111, Washington Street, Jefferson Street and other major roadways. This can be accomplished by combining driveways, installing raised center medians to restrict turning movements, adding travel and turning lanes, and minimizing the number of intersections. Finally, a concerted effort by the City to balance local jobs and housing, and encouraging mixed-use development will minimize future traffic volumes in the City. All of these measures are discussed in detail in the General Plan Traffic Study and EIR.

TRAFFIC AND CIRCULATION GOAL, POLICIES AND PROGRAMS

GOAL

A transportation and circulation network that efficiently, safely and economically moves people, vehicles, and goods using facilities that meet the current demands and projected needs of the City, while maintaining and protecting its residential resort character.

Policy 1
Establish and maintain a master plan of roads, which sets forth detailed improvement plans and schedules for implementation, to assure minimal levels of roadway segment and intersection operations at V/C ratio of 0.80 and LOS D, respectively.

Program 1.1: Initiate and complete a master plan of roads, which includes targets for ultimate rights-of-way and pavement width and provides a schedule for securing right-of-way and constructing

improvements consistent with the projected needs and standards set forth in the City Circulation Element and Program EIR.

Program 1.2: Establish and maintain a roadway pavement management program (PMP) that sets forth timelines and schedules for the maintenance of existing roads in the community. The program shall establish funding levels for each fiscal year.

Policy 2
Coordinate and cooperate with CalTrans, CVAG, Riverside County and adjoining cities to assure preservation of capacity and maximized efficiency along Washington Street, Jefferson Street, Highway 111 and other major roadways.

Program 2.1: Maintain a liaison with adjoining cities, CalTrans, CVAG, Riverside County planning and engineering staffs to study and implement effective means of preserving and improving capacity along Interstate-10 and its interchanges, Washington Street, Jefferson Street, Highways 111 and other major roadways serving inter-city traffic. Strategies shall include but are not limited to synchronized signalization, consolidation of access drives and restriction of access, construction of additional travel and turning lanes, raised median islands, and improvements to critical intersections.

Program 2.2: Review new and redeveloping projects along Washington Street, Adams Street and Highway 111 with the intent of limiting access and aligning and/or consolidating access drives in a manner which minimizes conflicting turning movements and maximizes the use of existing and planned signalized intersections.

Program 2.3: On Major Arterials, the minimum intersection spacing shall be 2,600 feet in residential areas, and may be 1,060 feet for commercial frontage. Intersection spacing may be reduced to 500 feet at the Whitewater Channel and La Quinta Evacuation Channel. The design speed shall be 60 miles per hour (mph). Left turn median cuts may be authorized if turn pocket does not interfere with other existing or planned left turn pockets. Right in/right out access driveways shall exceed the following minimum separation distances (in all cases, distances shall be measured between the curb returns):

-- more than 250 feet on the approach leg to a full turn intersection;
-- more than 150 feet on the exit leg from a full turn intersection;
--more than 250 feet between driveways.

All access configurations shall be subject to City Engineer review and approval.

Program 2.4: On Primary Arterials, the minimum intersection spacing shall be 1,060 feet. The design speed shall be 50 mph. Left turn median cuts may be authorized if turn pocket does not interfere with other existing or planned left turn pockets. Right in/right out access driveways shall exceed the following minimum separation distances (in all cases, distances shall be measured between the curb returns):

-- more than 250 feet on the approach leg to a full turn intersection;
-- more than 150 feet on the exit leg from a full turn intersection;
--more than 250 feet between driveways.

All access configurations shall require City Engineer review and approval.

Program 2.5: On Calle Tampico, between Eisenhower Drive and Washington, and on Eisenhower Drive, between Calle Tampico and Avenida Bermudas, full turn intersections may be permitted at a minimum distance of 500 feet, if the intersection complies with the approved Corridor Signal Plan.

Program 2.6: On Secondary Arterials, the minimum intersection spacing shall be 600 feet. The design speed shall be 40 mph. Full access to adjoining property shall be avoided and when necessary shall exceed the following minimum separation distances (in all cases, distances shall be measured between the curb returns):

-- more than 250 feet on the approach leg to a full turn intersection;
-- more than 150 feet on the exit leg from a full turn intersection;
--more than 250 feet between driveways.

All access configurations shall be subject to City Engineer review and approval.

Program 2.7: On Collectors, the minimum intersection spacing shall be 300 feet. The design speed shall be 30 mph. Access driveways shall exceed the following minimum separation distances (in all cases, distances shall be measured between the curb returns):

-- more than 250 feet on the approach leg to a full turn intersection;
-- more than 150 feet on the exit leg from a full turn intersection;
--more than 250 feet between driveways.

All access configurations shall be subject to City Engineer review and approval.

Program 2.8: On Local streets, the minimum intersection spacing shall be 250 feet. The design speed shall be 25 mph. All access configurations shall be subject to City Engineer review and approval.

Program 2.9: The City Engineer shall prepare, or cause to be prepared, a Corridor Signal Plan for Calle Tampico, between Eisenhower and Washington, and for Eisenhower, between Calle Tampico and Avenida Bermudas.

Program 2.10: Within subdivisions, private streets may be designed to a width of 28 feet with restricted parking, subject to City Engineer and Fire Department approval.

Program 2.11: Standards for all City streets shall be maintained in the Development Code. The standards shall include, but not be limited to:

-- Streets with speed limits of 45 mph or more should be painted in each lane, parallel to each posted sign.
-- Left turn pockets should be 10 feet long for each 10 mph of speed limit
-- Dual left turn lanes should be 6 feet long for each 10 mph of speed limit
-- All traffic signals should be equipped with LED lights as soon as possible.
-- Parking stall size and location should also be regulated.
-- Landscaped parkway berming heights shall be within definite parameters.

Program 2.12: The City Engineer shall establish and maintain a traffic calming program which details acceptable traffic calming devices or concepts in residential neighborhoods.

Program 2.13: Confer and coordinate with CalTrans in efforts to secure state and federal funding sources for preservation and expansion of capacity on Interstate-10, State Highway 111 and other important City arterials.

Program 2.14: New streets which are extensions of existing streets shall carry the same name for their entire length.

Policy 3
Participate and represent the City's interests in circulation-related regional planning activities, and encourage acceptance of City policies regarding regional transportation issues.

Program 3.1: Establish and maintain a liaison with CVAG, SCAG and CalTrans and proactively represent City in transportation planning meetings to assure that City policies, programs and strategies are given priority consideration in resolving regional transportation issues affecting the community.

Policy 4
Encourage expansion of ridership and the service area of the public transit systems operated by the Sunline Transit Authority within the City.

Program 4.1: Consult and coordinate with the Sunline Transit Authority and assure vocal representation on the Authority Board and its decision making process.

Program 4.2: When reviewing development proposals, consult and coordinate with the Sunline Transit Authority and solicit comments and suggestions on how bus stops and other public transit facilities and design concepts, including enhanced handicapped access, should be integrated into project designs.

Program 4.3: When reviewing development proposals, consult and coordinate with the Sunline Transit Authority to encourage the development of rideshare and other alternative, high occupancy transit programs for employers with sufficient numbers of employees.

Program 4.4: Encourage and proactively support the efforts of the Sunline Transit Authority in organizing a Transportation Management Organization (TMO) among employers to provide an on-going information network, develop a rideshare plan, and determine opportunities for transit/shuttle operations.

Policy 5
As a means of reducing traffic associated with work-related out-migration, make every reasonable effort to enhance the City's jobs/housing balance.

Program 5.1: In order to locate jobs and housing near each other to produce shorter work commutes, make a concerted effort to increase City-based employment; encourage mixed-use development with a residential component contiguous with or near to employment centers; facilitate use of the City's home occupation ordinance; and encourage major employers to evaluate tele-commuting opportunities, either home-based or at local centers, as well as part-time options for employees.

Program 5.2: To the extent practical, prepare a rideshare plan for City employees to serve as an example for area employers. This plan should include meaningful incentives for employees to walk, bike, or rideshare to complete their work commutes.

Policy 6
Develop and encourage the use of continuous and convenient bicycle routes and multi-use trails to places of employment, recreation, shopping, schools, and other high activity areas with potential for increased bicycle, equestrian, golf cart and other non-vehicular use.

Program 6.1 Prepare and adopt a master plan of bicycle-ways, and multi-purpose trails, and develop or require the development of secure bicycle and golf cart storage facilities, horse staging facilities and other support facilities which increase bicycle, equestrian and golf cart use.

Program 6.2: The construction of bikeways shall conform to the CalTrans manual "Planning and Design Criteria for Bikeways in California." Bikeways shall be a minimum of 6 feet in width.

Program 6.3: Sidewalks shall be provided on both sides of all arterial and collector streets, except where there is a multi-use trail on one side.

Program 6.4: Golf carts shall be permitted on designated routes, as depicted in Exhibit 3.8 and 3.9, and on all public local streets. Specific street crossings for golf carts from the cove onto collectors and arterials shall be designated by the City Engineer.

Policy 7
The City will continue to participate in the assessment of the potential for development of perimeter trails in the La Quinta area through the Coachella Valley Trails and Bighorn Sheep Working Group.

Policy 8
Coordinate with the Coachella Valley Water District and its consultants to assure the provision of all-weather crossings along critical roadways.

Program 8.1: Consult and coordinate with the Coachella Valley Water District, and cooperate in the planning and development of all-weather crossings as part of the community's Master Drainage Plan and its implementation.

Policy 9
Facilitate the design and installation of a community locational/directional sign program to efficiently direct traffic to high use areas, including civic center, parks, Desert Resorts Regional Airport, and other facilities, without creating excessive signage.

Program 9.1: Provide clear public signage directing traffic to the City's park and recreational facilities, and all public facilities, including but not limited to, libraries, hospitals, police and fire stations, and civic centers.

Policy 10
Coordinate and cooperate with the Riverside County Airport Commission (for the Desert Resorts Regional Airport) and the Palm Springs Regional Airport Authority to assure that these airports continue to meet the City's existing and future transportation, commercial and emergency response needs.

Program 10.1: Proactively consult and coordinate with the County in updating the Desert Resorts Regional Airport Master Plan and encourage the expansion of facilities to accommodate commercial aircraft serving the eastern portions of the valley.

Policy 11
Streets within planned residential areas shall be installed and maintained as private streets, and shall be developed in accordance with development standards set forth in the Development Code and other applicable standards and guidelines.

Program 11.1: Private streets will be designed to meet the standards of the City's public street system at the point where they connect with it, in order to safely integrate into it.

Policy 12
Truck routes shall be designated and limited to Washington Street, Jefferson Street, and Highway 111.

Policy 13
Continue to implement the Image Corridors in the City, and identify new image corridors for streets brought into the City through annexation.

Program 13.1: Primary Image Corridors shall include: Washington Street, Jefferson Street, Highway 111, Fred Waring Avenue, and Eisenhower Drive from Avenue 50 to Washington Street.

Program 13.2: Secondary Image Corridors shall include: Miles Avenue, Dune Palms Road, south of the Coachella Valley Stormwater Channel, Adams Street, south of the Coachella Valley Stormwater Channel, Avenues 48, 50 and 52, and Eisenhower Drive, south of Calle Tampico to Avenida Bermudas.

Program 13.3: Agrarian Image Corridors shall include: Madison, Jackson and Harrison Streets, and Avenues 54, 58, 62 and 66.

Program 13.4: Standards for all Image Corridors shall be maintained in the Development Code.

Program 13.5: Image Corridor standards shall be superseded by the Village Design Standards in that land use designation.

Policy 14
In order to preserve the aesthetic values on the City's streets, minimum landscape setbacks shall be as follows:

Highway 111: 50 feet
Other Major Arterials & Primary Arterials: 20 feet
Secondary Arterials & Collector Streets: 10 feet

Policy 15
The City shall maintain building height limits along Primary, Secondary and Agrarian Image Corridors in its Development Code.

Policy 16
Cadiz, Barcelona and Amigo Streets, in the Village area, shall be allowed to remain at a maximum 50 foot right-of-way.

Policy 17
The City Engineer shall review individual development proposals located at critical intersections, and shall have the authority to request additional right of way if necessary.

Chapter 4
OPEN SPACE ELEMENT

VISION STATEMENT

La Quinta will conserve and expand its most valuable assets, including wildlife habitat, watersheds and agricultural and scenic resources, and will protect the open spaces of the Coral Reef and Santa Rosa Mountains which surround it.

By Steve Plone

PURPOSE

The purpose of the Open Space Element is to establish the City's goals, policies and programs relating to the preservation and management of open space lands. Open space policies and programs are designed to discourage the premature or inappropriate conversion of open spaces to more intense land uses. They are also intended to assure the long-term viability of open spaces for continued availability and possible production, and for recreational and scenic enjoyment.

BACKGROUND

The Open Space Element addresses a broad range of issues and is, therefore, directly and indirectly related to many other General Plan elements, including Land Use, Parks and Recreation, Circulation, Environmental Hazards and Environmental Conservation.

Government Code Section 65560(b) defines open space as "any parcel or area of land or water which is essentially unimproved and devoted to an open-space use." These lands typically include rivers, streams, managed agricultural lands, mineral resources, parks and recreational lands, and lands dedicated for the preservation of biological or other natural resources.

Government Code Section 65302(d) requires that General Plans include elements which address resource conservation and designate lands for preservation. Government Code Section 65566, also referred to as the Open Space Lands Act, requires local governments to prepare open space plans before adopting open space zoning ordinances. This helps to assure that open space zoning regulations are consistent with open space plans.

FUTURE BUILDOUT NEEDS

The undeveloped open spaces of the Santa Rosa and Coral Reef Mountains provide valuable biological, cultural and scenic resources to the City of La Quinta. Agricultural and equestrian lands within Planning Area No. 1 and Planning Area No. 2 also constitute valuable commodities that provide a link to the region's cultural past.

Buildout of the proposed General Plan will result in an estimated 60,460 housing units in the City, its sphere of influence, Planning Area No. 1 and Planning Area No. 2 (please see Master Environmental Assessment, Land Use Chapter). This level of development has the potential to adversely impact and strain open space resources. In response, the General Plan Land Use Plan has been designed to provide a total of approximately 12,214 acres of open space lands. This includes about 6,195 acres of open space, 4,688 acres of golf course open space, 729 acres of parks and recreation facilities, and 602 acres of watercourse and flood control facilities.

Thoughtful implementation of the General Plan, Development Code and other regulatory mechanisms will be required to assure the long-term preservation of open spaces. The City can play an important role in acquiring federal and state grants and other funding mechanisms for the purchase of conservation easements and/or fee simple land ownership interests. The City also has the opportunity to encourage residents and other

agencies to become involved in open space preservation. On-going efforts between the City, the Coachella Valley Association of Governments (CVAG), adjoining communities and private entities are necessary for the continued conservation of regional open space resources.

OPEN SPACE ELEMENT GOAL, POLICIES AND PROGRAMS

GOAL

Preservation, conservation and management of the City's open space lands and scenic resources for enhanced recreational, environmental and economic purposes.

Policy 1
The City shall identify and map lands suitable for preservation as passive and active open space.

Program 1.1: Lands suitable for preservation as open space shall be designated on the General Plan Land Use map.

Program 1.2: The City shall confer with adjoining communities and other responsible agencies to periodically review and update information on regional open space, and to coordinate preservation efforts.

Policy 2
Hillsides and alluvial fans with slopes exceeding 20 percent shall be preserved as open space.

Program 2.1: The City shall continue to implement its Hillside Conservation Zone Ordinance to protect visual, biological and other resources within mountainous and sloped areas from impacts associated with urban development.

Program 2.2: The City shall explore and utilize, where appropriate, a variety of measures to preserve privately owned properties within hillside and alluvial fan areas.

Program 2.3: The City shall identify agencies and property owners which hold fee simple title to properties located in hillside and alluvial fan areas, and should encourage agreements which assure that such lands remain undeveloped in perpetuity.

Policy 3
In recognition of its agricultural history, the City shall support the preservation of existing agricultural lands whenever possible.

Program 3.1: In the event that agricultural lands are developed into more intense land uses, elements of the past agricultural use (such as date palm groves and citrus orchards) shall be incorporated into on-site open space areas, streetscapes and landscape designs.

Policy 4
Unique and valuable biological resources shall be preserved as open space, to the greatest extent practical.

Program 4.1: The City shall continue to participate in the development of the Coachella Valley Multi-Species Habitat Conservation Plan (CV MSHCP).

Program 4.2: Until formal adoption of the Coachella Valley Multiple Species Habitat Conservation Plan, the City shall continue to support and implement the Coachella Valley Fringe-Toed Lizard Habitat Conservation Plan.

Program 4.3: The City shall review development applications for currently vacant land to determine whether the site shall be reviewed by a qualified wildlife biologist to evaluate potential project-related impacts to biological resources. Projects determined to have potential impacts on important biological resources shall incorporate adequate mitigation measures to reduce the impacts to levels of insignificance.

Policy 5
Where appropriate, geological hazard zones, including but not limited to earthquake fault lines, areas susceptible to liquefaction, floodways, and unstable slopes shall be preserved as open space.

Program 5.1: The City shall identify and evaluate potentially hazardous areas for consideration as open space.

Policy 6
Develop a comprehensive multi-purpose trails network to link open space areas.

Program 6.1: The City shall coordinate with, and obtain approval from local utility providers and the Coachella Valley Water District to use flood control and utility easements as a trails network which links open space and recreation areas.

Program 6.2: The City shall coordinate with adjoining communities and other appropriate agencies, and review applicable local, regional and state trail maps to determine the feasibility of developing regional trail connections.

Policy 7
The City shall encourage the preservation of open space in privately owned development projects.

Program 7.1: Adopt and implement flexible development standards, density incentives, and/or other means to encourage the provision of open space in new planned developments. Such standards shall be incorporated into the City Development Code and other appropriate regulatory documents.

Policy 8
Watercourses, major flood control improvements and canals which convey irrigation water shall be preserved as open space.

Policy 9
The City shall encourage CVWD to landscape their various existing, barren future well sites within La Quinta.

Chapter 5
PARKS AND RECREATION ELEMENT

VISION STATEMENT

La Quinta will strive to provide recreational opportunities of all kinds for all its residents.

PURPOSE

The Parks and Recreation Element establishes the goals, policies, and programs which guide the development of parks, trails, bikeways and other recreational facilities throughout the City. Many of the City's residents and visitors spend their leisure time outdoors participating in recreational activities. Providing passive and active recreation opportunities is an important municipal service that reflects and enhances the community's quality of life.

BACKGROUND

The Parks and Recreation Element has a direct relationship with the Open Space and Environmental Conservation Elements of the General Plan, in that each of these elements seeks to conserve and maintain the City's open space and natural resources. The Parks and Recreation Element also has connections to the Land Use Element. The land use map identifies existing and proposed park sites, trails, and recreational facilities and helps determine the compatibility of adjacent land uses.

A number of California statutes address the provision of community parks and recreational amenities. Government Code Section 65560 requires that the General Plan include a discussion of areas particularly suited for parks and recreational purposes, including areas with links between major recreation and open space reservations and trails. Section 65561 states that the preservation of park land is necessary not only for the maintenance of the economy, but also for the continued assurance of land for recreation and the enjoyment of scenic beauty. The statutory references for park land dedications are found in the Subdivision Map Act. Specifically, Government Code Sections 66477 and 66479 enable local governments to require park site dedications, or fees in lieu of dedication, as conditions of subdivision and parcel map approval. Recreational land uses are included in the description of land use elements in Section 65302(a). Trail designations are also required as part of Section 5076 of the Public Resources Code.

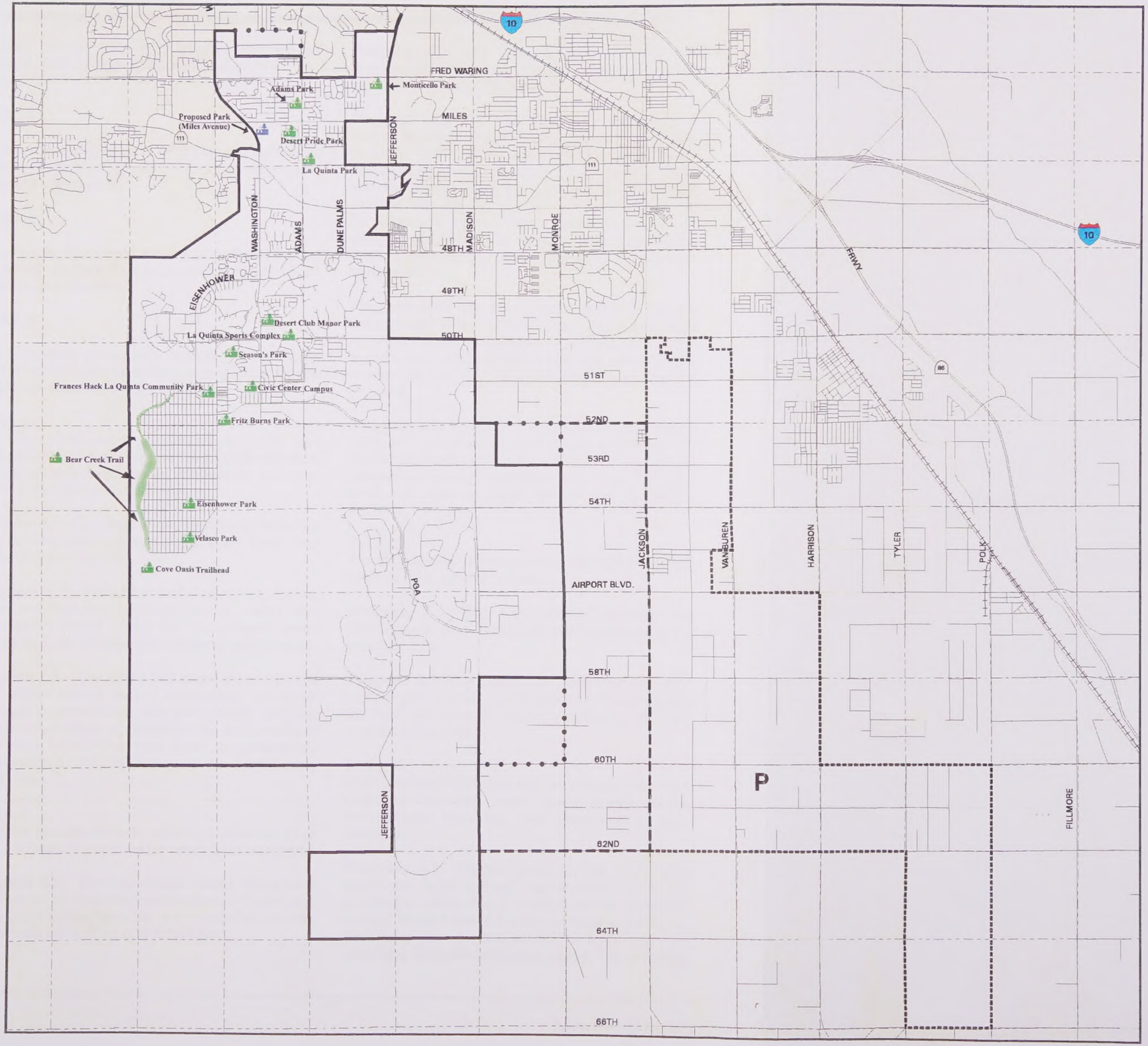
The La Quinta Master Environmental Assessment includes a comprehensive discussion and evaluation of existing and proposed public park and recreation facilities in the community.

FUTURE BUILDOUT NEEDS

Buildout of the General Plan land use scenario is expected to add approximately 132,521 residents, resulting in a total buildout population of about 160,457 in the City, its sphere of influence, Planning Area No. 1 and Planning Area No. 2 (see Master Environmental Assessment, Land Use Chapter). This population growth will increase the demand for parks and recreation facilities. Quimby Act standards can be used to determine the number of neighborhood and community park acres needed to adequately serve the buildout population. The Quimby Act allows local governments to exact from developers of residential subdivisions, the dedication of parkland or in-lieu fees, or both, and establishes a standard of 3.0 acres of parkland per 1,000 population. Applying this standard to the estimated General Plan buildout population, a total of 481.3 acres of neighborhood and community parks will be required to adequately serve the City (181.9 acres), its sphere of influence (12.6 acres), Planning Area No. 1 (101.3 acres) and Planning Area No. 2 (185.5 acres).

The City requires that on-site retention basins be incorporated into new development projects to manage project-generated runoff and 100-year stormwaters. When properly designed, engineered, and maintained, retention basins can potentially be used as viable park and recreation sites. Careful consideration must be given to a basin's design to assure adequate and safe accessibility for visitors, while still maintaining the basin's primary function as a stormwater management facility.

City of La Quinta General Plan



LEGEND

- Roads
- Township/Range Sections
- Railroads
- City Limits
- Planning Area #1
- Planning Area #2
- City Sphere of Influence
- P — Floating Park Designation

EXHIBIT 5.1
EXISTING AND PROPOSED PARKS IN THE PLANNING AREA

- Existing Park & Recreation Facility
- Proposed Park & Recreation Facility

Source: City of La Quinta, 1999

Scale
1:72,000

0 5,000 10,000 15,000
Feet

NORTH

Riverside County Vicinity Map

Map Prepared on: December 14, 2001
Map Prepared by: Aerial Information Systems
Map Version No.: 6

TERRA NOVA® Planning & Research, Inc.

aerial information systems

PARKS AND RECREATION ELEMENT GOALS, POLICIES AND PROGRAMS

GOAL 1

A comprehensive system of parks and recreation facilities which integrates cultural resources into parks and open space.

GOAL 2

Sufficient parkland and recreational facilities to meet the active and passive recreational needs of all residents and visitors.

GOAL 3

The utilization of existing natural and manmade features to link park facilities, open space areas and significant cultural resources.

Policy 1
The City shall strive to distribute parks and recreation facilities in a manner that is convenient to City neighborhoods and proportionally balanced within population concentrations.

Program 1.1: City staff shall identify and prioritize park development projects based upon need, land availability and funding.

Program 1.2: Vehicular and pedestrian access, noise and lighting impacts, public safety and community input shall be considered when determining the location and design of public parks.

Program 1.3: The City shall assure that dedicated land and/or fees in lieu of dedication, which are collected in association with the Quimby Act, are used to rehabilitate or develop only those parks or recreation facilities that bear a reasonable relationship to the inhabitants of the contributing subdivision.

Policy 2
The City should strive to achieve a standard of at least 3.0 acres of parkland for every 1,000 residents.

Program 2.1: The City should ensure that a total of 438 acres of improved and unimproved park land is provided within the City or is located within the service area of the City at full buildout.

Program 2.2: The City should budget for the development and maintenance of additional parks to meet the needs of its residents.

Program 2.3: The City should investigate and utilize, to the greatest extent practical, the broad range of financing mechanisms available for the purchase, operation, and maintenance of new parks and recreation facilities. Such mechanisms may include, but are not limited to, the Quimby Act, Development Impact Fees, Mello Roos special districts, public/private ventures, state and federal grant opportunities, and inter-agency joint use agreements.

Program 2.4: The City should generally require the payment of fees in lieu of park land dedication in subdivisions containing 50 or less residential parcels, and shall exempt residential subdivisions containing less than five parcels from in-lieu fee payment.

Program 2.5: The City should issue a credit for the value of any improvements made to dedicated land or existing park and recreational facilities against the payment of fees or the dedication of land. The City shall not issue a credit for private recreation facilities.

Policy 3
The City should strive to provide affordable golfing opportunities for its residents.

Program 3.1: The City should promote the development of a municipal golf course to serve local residents.

Program 3.2: City staff shall coordinate with local private golf courses to establish a preferred green fee rate structure for residents during off-peak seasons of the year.

Policy 4
The City shall develop and implement plans for linkages between open space areas, parks, recreational facilities, and important cultural resources.

Program 4.1: Where possible, the City shall negotiate inter-agency agreements with the Coachella Valley Water District and the Riverside County Flood Control District to acquire public use privileges that permit access to multi-use trail corridors. Such corridors may include the Coachella

Valley Stormwater Channel, the La Quinta Evacuation Channel, and other utility or drainage easements.

Program 4.2: City staff shall participate in and encourage regional trail planning efforts in cooperation with other responsible agencies and cities, including the County of Riverside, the Coachella Valley Association of Governments, and the Coachella Valley Trails Council.

Program 4.3: The City shall review applicable state, county and regional trail system maps to determine the feasibility of integrating regional and community trail routes.

Program 4.4: The City shall implement its Bicycle Transportation Plan and strive to fully improve its dedicated system of bikeways and trails (see Exhibit 3.10).

Policy 5
The City shall coordinate with the Coachella Valley Unified School District and the Desert Sands Unified School District on the purchase, improvement and/or maintenance of integrated or adjacent park and recreation facilities to be developed in conjunction with public school construction.

Program 5.1: The City will work with the school districts to assure that adjacent or integrated park facilities remain open to the public for use during non-school periods (i.e. weekends, afternoons, and during the summer).

Policy 6
The City shall investigate the feasibility of utilizing reclaimed effluent from the Coachella Valley Water District to irrigate existing and future public parks.

Policy 7
All City parks shall provide a safe, secure environment for La Quinta residents and visitors.

Program 7.1: Parks and recreational facilities shall be designed to accommodate the special needs of the City's senior population and the disabled, in compliance with the Americans with Disabilities Act.

Program 7.2: Plans for new parks, trails, and other recreational facilities shall be thoroughly evaluated by City staff to assure adequate lighting, parking lot safety, and visibility.

Policy 8
The City shall support the implementation of the Civic Center Master Plan and its associated park and recreation facilities.

Chapter 6
NATURAL RESOURCES ELEMENT

VISION STATEMENT

La Quinta appreciates the value of its natural environment, and strives to protect its air, water, biological habitats and natural history as important enhancements to the quality of life of its residents. The City understands the value of regional cooperation in preserving and enhancing the natural environment, and will continue to work with others in the Coachella Valley to do so.

PURPOSE

The Natural Resources Element includes those aspects of the natural and man-made environment which are of aesthetic, environmental or cultural value, and which the City wishes to protect and preserve. The components of the Natural Resources Element include Air Quality, Energy and Mineral Resources, Biological Resources, Paleontological Resources, Cultural and Historic Resources, and Water Resources. Each subject is discussed individually below, and is followed by goals, policies and programs specific to that topic of discussion.

AIR QUALITY

PURPOSE

The Air Quality section of the Natural Resources Element establishes the City's goals, policies and programs pertaining to the maintenance of safe, acceptable levels of air quality within the community. The Air Quality section also coordinates the City's actions regarding land use, circulation, housing, employment and other issues affecting local and regional air quality. Local and regional planning efforts, including the policies and programs established herein, are intended to comply with the ambient air quality standards set forth by the federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB).

BACKGROUND

Air Quality issues are closely related to those addressed in several other General Plan elements, including the Land Use, Open Space and Circulation Elements. The type, intensity, location and compatibility of various land uses, as set forth by the Land Use Element, directly impact local and regional air quality and public health. The Open Space Element also directly impacts air quality by determining the amount and location of open space planned for preservation throughout the City. The Circulation Element is closely related to air quality in its formulation of policies pertaining to travel patterns, trip lengths and mass transit service.

Ambient air quality standards have been adopted by both federal and state governments. In 1971, the federal Environmental Protection Agency (EPA) established its National Ambient Air Quality Standards. In 1989, the California Air Resources Board (CARB) developed similar, but more stringent, state standards to assure the protection of public health and the environment throughout the state. State Implementation Plans (SIPs) may also be prepared to assist regional air quality districts in attaining federal and state ambient air quality standards.

Regional organizations have also assumed responsibility for improving and maintaining healthful air quality throughout the state. The South Coast Air Quality Management District (SCAQMD) is responsible for regional air quality planning. The City of La Quinta and the Coachella Valley are located within the Salton Sea Air Basin (SSAB). The SCAQMD has established management policies and air quality measurement criteria for the SSAB and neighboring air basins. La Quinta is subject to the provisions of SCAQMD's 1997 Air Quality Management Plan, which regulates the emission of regional pollutants, and sets forth policies designed to help the District achieve federal and state ambient air standards.

The Coachella Valley Association of Governments (CVAG) is also instrumental in preparing and implementing regional air quality measures. CVAG and its member cities, including the City of La

Quinta, have been involved in the cooperative development and implementation of the State Implementation Plan for PM10 in the Coachella Valley. The plan is directed at controlling and reducing the amount of suspended particulate matter (PM10) throughout the valley. The Coachella Valley is designated a "nonattainment area" for exceeding federal PM10 standards.

A thorough discussion of existing regional and local air quality conditions is provided in the La Quinta Master Environmental Assessment.

FUTURE BUILDOUT NEEDS

The proposed General Plan land use scenario is expected to result in more intense land uses, particularly in Planning Area No. 1 and Planning Area No. 2. Continued urbanization is expected to increase the level of polluting emissions generated from grading and construction activity, vehicular traffic and energy consumption. Such activities will likely contribute to the degradation of air quality throughout the Coachella Valley, unless policies continue to be implemented to protect this resource.

The disturbance, grading and development of vacant or undeveloped land typically results in the dispersal of fugitive dust and sand particles into the atmosphere. The potential for wind erosion and dust generation is particularly high in the northern part of the City, Planning Area No. 1 and Planning Area No. 2, creating the potential for local public health concerns.

Emissions associated with the daily operations of residential, commercial and industrial facilities include stationary emissions from regional electric power plants and the consumption of natural gas for heating, cooking and related activities. Power plant emissions primarily consist of combustion byproducts, such as carbon monoxide, oxides of nitrogen, sulfur oxides, particulate matter and reactive organic gases.

Moving emissions from motor vehicles can also have substantial impacts on local and regional ambient air quality, and are expected to increase with buildout of the proposed General Plan.

AIR QUALITY GOALS, POLICIES AND PROGRAMS

GOAL 1

Land use and development patterns which contribute to the improvement of local and regional air quality.

GOAL 2

A reduction in pollution emissions generated within the City.

GOAL 3

Participation in regional efforts to improve air quality in the Coachella Valley.

Policy 1
Residential lands and other sensitive receptors, including schools, child care centers, hospitals, and retirement homes, shall be protected from air pollution point sources, such as industrial facilities, to the greatest extent practical.

Program 1.1: The General Plan Land Use Element shall be developed and maintained to locate air pollution point sources away from residential areas and other sensitive receptors.

Program 1.2: Where practical, buffer zones shall be located between sensitive receptors and point source emitters, such as highways, industrial facilities and hazardous material sites.

Policy 2
The City shall strive to maintain a balance between housing and commercial and industrial growth within the community to reduce the length of commuter trips.

Program 2.1: The General Plan Land Use Element shall provide for commercial and industrial lands which support the density and location of residential lands.

Program 2.2: The City shall identify areas attractive for infill development to reduce commuter trips.

Policy 3
Mixed use development shall be encouraged to reduce the number of vehicle trips and vehicle miles generated.

Program 3.1: Encourage the incorporation of eating facilities, wellness centers, and child care facilities within large commercial, office and industrial developments.

Policy 4
The City shall encourage growth around activity centers and arterial streets to provide more efficient travel patterns and transit service.

Policy 5
The City shall promote the development of alternative modes of transportation to reduce motor vehicle emissions.

Program 5.1: The City shall support the development of golf cart- and pedestrian-oriented retail centers, community-wide trails, and dedicated bike lanes.

Program 5.2: The Circulation Element of the General Plan shall be reviewed and updated periodically to provide for the implementation of alternative modes of transportation.

Policy 5.3: The City shall continue to consult and coordinate with CVAG, the Southern California Association of Governments, and Sunline Transit Agency in the development and coordination of mass transit services linking residential, commercial and resort centers within the City.

Program 5.4: Sunline Transit Agency shall continue to review site plans for new development to assure adequate and properly located bus turnouts, bus lanes and other mass transit facilities, where necessary.

Program 5.5: The City shall encourage employers to promote programs which reduce the number of single-occupancy vehicle trips to work, including carpooling, telecommuting, Park and Ride, and flex work schedules.

Policy 6
New development shall be designed and constructed in a manner which minimizes the emission of project related pollutants.

Program 6.1: Applicants shall submit detailed air quality analyses for all proposed projects which meet or exceed any of the SCAQMD pollutant emission threshold criteria, as established by the most recent version of the SCAQMD CEQA Air Quality Handbook.

Program 6.2: The City shall continue to maintain and enforce a Fugitive Dust Control Ordinance. Projects determined to have a potentially significant impact on ambient air quality shall be required to propose and implement mitigation measures which reduce impacts to insignificant levels, in accordance with the Fugitive Dust Control Ordinance.

Program 6.3: The City shall review new development plans to assure that the location and design of parking lots, loading zones, and pedestrian walkways maximize vehicular and pedestrian efficiency to the greatest extent practical.

Program 6.4: Developers shall be encouraged to maintain the natural topography of a site through the use of techniques such as contour grading, to the greatest extent possible, and to minimize the amount of mass clearing, excavation, cut and fill operations required for development.

Policy 7
The City shall continue to cooperate with local, regional, state and federal efforts to monitor and manage pollutants of regional concern.

Program 7.1: Support and participate in CVAG, SCAG and SCAQMD efforts to monitor and minimize regional air pollutants.

Program 7.2: Continue to support and implement the provisions of the State Implementation Plan for PM10 in the Coachella Valley.

Policy 8
The City shall promote the development and use of alternative, clean energy sources for transportation, heating, cooling and ventilation.

Program 8.1: To the greatest extent practical, new development shall incorporate energy-efficient design measures to reduce the need for heating and cooling. Such measures may include the use of trees for shade and windbreaks, and thoughtful site orientation of buildings and other structures.

ENERGY AND MINERAL RESOURCES

PURPOSE

Energy is essential in enabling the City of La Quinta to provide community services and an environment which attracts residents and businesses. The Energy and Mineral Resources section of the Natural Resources Element establishes the City's goals, policies and programs pertaining to the conservation, development, use and management of energy and mineral resources. The element is intended to be responsive to the community's dependence on and demand for these resources, and to identify opportunities for more local control over such resources.

BACKGROUND

Energy and mineral resources are directly related to a variety of other General Plan Elements, including the Land Use, Open Space and Air Quality Elements. These elements set forth policies pertaining to land use compatibility, conservation and preservation of open space, and the minimization of air pollution. Policies and programs established in the Energy and Mineral Resources section are consistent with the policies provided in these related elements.

A variety of state and federal regulations are applicable to energy and mineral resources issues. California Government Code Section 65560(b) directs cities and counties to provide for the preservation of energy and mineral resource areas. Section 65302(d) requires that General Plans include elements that address resource conservation. Specific issues that may be addressed include reclamation, prevention of resource degradation and long-term preservation.

Furthermore, Government Code Section 65303 allows a local jurisdiction to address other resource conservation and/or management subjects which relate to the physical development of the City.

Title 24 building standards specifically address energy conservation as it relates to the built environment and seek to improve energy efficiency in new or substantially remodeled construction. The State Solar Rights Act and Solar Shade Control Act are intended to enhance opportunities for the development and use of solar energy.

The La Quinta Master Environmental Assessment (MEA) provides a comprehensive evaluation of existing energy resources, services and consumption patterns in the City, its sphere of influence, Planning Area No. 1 and Planning Area No. 2. The MEA also defines existing mineral resource zones, as established by the State Department of Conservation, Division of Mines and Geology.

FUTURE BUILDOUT NEEDS

Mineral Resources

Buildout of the proposed General Plan will have minimal, if any, impacts on mineral resources within the City, its sphere of influence, Planning Area No. 1 and Planning Area No. 2. According to maps prepared by the California Department of Conservation, Division of Mines and Geology, the majority of the planning area lies within Mineral Resource Zone (MRZ) 1, where evidence indicates that no significant mineral deposits are present. Future development in these locations is not expected to significantly impact any mineral resources.

A small area located southwest of Lake Cahuilla has been designated as MRZ-2, indicating that significant mineral deposits are present. This site once functioned as a sand and gravel mine, but has since been converted to a planned residential golf course development. Implementation of the proposed General Plan is not expected to result in additional construction in this area, and therefore is not expected to further affect any mineral resources.

The Santa Rosa Mountains lie within MRZ-3, indicating the presence of mineral resources, the significance of which cannot be determined from available data. The Santa Rosa Mountains will be preserved as open space in the proposed General Plan. Therefore, buildout is not expected to negatively impact any potential mineral resources in this area.

Energy Resources

New development associated with General Plan buildout will increase the demand for electrical and natural gas resources and services. The Program EIR includes an estimate of potential electrical and natural gas consumption at General Plan buildout.

The Imperial Irrigation District and The Gas Company have indicated that they will be capable of serving new development associated with General Plan buildout. However, additional non-renewable energy resources will also be required to support buildout and its associated increases in transportation activity.

Conservation and the thoughtful management of non-renewable energy and mineral resources will become increasingly important. The development and use of energy-efficient technologies and renewable energy resources will help conserve limited supplies, improve air quality and reduce energy costs to residents and local businesses.

ENERGY AND MINERAL RESOURCES GOAL, POLICIES AND PROGRAMS

GOAL 1

The efficient use and management of valuable energy resources.

GOAL 2

The conservation and thoughtful management of local mineral deposits to assure the long-term viability of limited resources.

Policy 1
The City shall encourage the incorporation of energy conservation features in the design of all new construction and the installation of energy-saving devices in existing development.

Program 1.1: Planning and building standards which minimize the consumption of non-renewable energy resources shall be incorporated into City codes.

Program 1.2: Passive design concepts which increase energy efficiency, such as the use of landscaping materials and site orientation to provide shade and windbreaks, shall be encouraged.

Program 1.3: The City shall consult and coordinate with the Imperial Irrigation District and The Gas Company to provide economic incentives to consumers who incorporate energy-saving measures into their homes or businesses.

Policy 2
The City shall promote the development and use of alternative, clean, renewable energy resources.

Program 2.1: Establish building setbacks such that they do not compromise the solar access of adjacent properties.

Program 2.2: The City shall evaluate the feasibility of converting its vehicle fleet to vehicles which are fueled by compressed natural gas (CNG) and/or other alternative fuels.

Policy 3
The City shall promote energy conservation in transportation.

Program 3.1: Support and participate in Sunline Transit Agency's efforts to enhance energy conservation, including its use of compressed natural gas and the installation of bicycle racks on its fleet of buses.

Program 3.2: The City shall support the development of local and regional bikeways to provide residents and visitors with non-vehicular travel alternatives.

Program 3.3: The General Plan Circulation and Land Use Elements shall provide for an efficient circulation system and land use pattern which minimize travel and facilitate the use of alternative means of transportation.

Program 3.4: Mixed use development shall be incorporated into the General Plan Land Use Element to minimize travel and provide convenient access to shopping centers, employment centers, and medical and other professional services.

Policy 4
The City shall preserve known mineral resources as open space to the greatest extent practical.

Program 4.1: Undeveloped areas known to contain significant mineral deposits, as determined by the State Department of Conservation, Division of Mines and Geology, shall be designated as Open Space on the General Plan Land Use map and preserved accordingly.

Policy 5
All mineral extraction activities shall be subject to the use, development and performance standards established in the City's Development Code.

Policy 6
Following the completion of mineral extraction operations, the disturbed site shall be reclaimed to its original condition, to the greatest extent practical.

BIOLOGICAL RESOURCES

PURPOSE

Biological resources are an integral part of the Coachella Valley environment. The unique geographic and geophysical conditions of the valley have created an environment for many diverse and occasionally highly specialized communities of plants and animals. The Biological Resources section of the Natural Resources Element establishes the goals, policies and programs relating to the preservation of valuable biological resources occurring within La Quinta and the surrounding area.

BACKGROUND

The Biological Resources section is directly related to the Land Use and Open Space Elements, as each of these carefully considers the location and compatibility of various land uses. The Biological Resources section is also related to the Parks and Recreation section of the Public Services and Infrastructure Element, as they both reflect the community's enjoyment of and commitment to wildlife resources.

California Government Code Section 65302(d) requires that the General Plan include an element which addresses the conservation or preservation of wildlife resources. It also requires that the element and supporting documentation provide inventories of natural vegetation, fish and other wildlife, including rare and endangered species and their habitat.

A thorough discussion of the existing biological resources within the City and the surrounding area, and the City's on-going efforts to preserve them, is provided in the La Quinta Master Environmental Assessment (MEA).

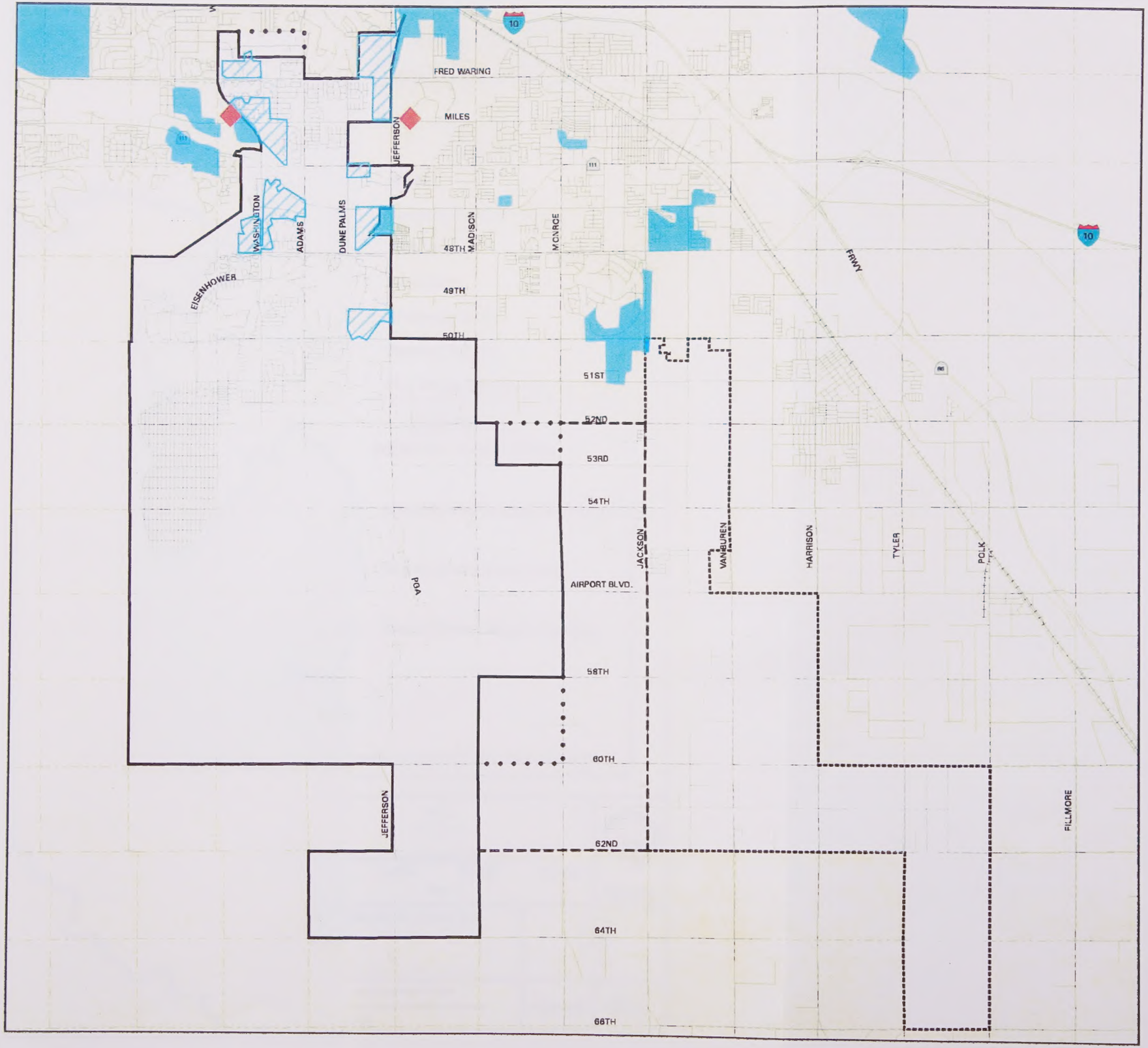
FUTURE BUILDOUT NEEDS

Development associated with buildout of the proposed General Plan will have the cumulative effect of removing native animal and plant species, as well as breeding and foraging habitat, and introducing non-native plant species to the ecosystem. As development continues on the valley floor and alluvial slopes, native habitat and plant communities will be converted to urban uses.

The City must develop specific steps to preserve and protect the long-term viability of sensitive species and habitat in cooperation with the Multi-Species Habitat Conservation Plan. Land use designations should permit development only in locations and at intensities that are likely to be compatible with sensitive species. Proposals for new development must be carefully reviewed to assure that adequate landscaping, buffer zones and open space are incorporated into public and private projects.

The continued implementation of community planning and development regulations, including the Zoning, Subdivision and Hillside Conservation Zone Ordinances, will contribute to the preservation of important biological resources. This can also be accomplished through the integration of biological resources and open space/conservation principles into public works projects, including road and highway development, and the design and construction of stormwater detention basins and drainage basins.

City of La Quinta General Plan



LEGEND

- Roads
- Township/Range Sections
- Railroads
- City Limits
- Planning Area #1
- Planning Area #2
- City Sphere of Influence

EXHIBIT 6.1
COACHELLA VALLEY GIANT SAND TREADER CRICKET

- Coachella Valley Giant Sand Treader Cricket Potential Distribution
- Recommended Survey Area
- Coachella Valley Giant Sand Treader Cricket Archived Locations

Source: Lawrence F. LaPre, Ph.D., June, 2001

Scale
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Riverside County Vicinity Map

Map Prepared on: December 14, 2001
Map Prepared by: Aerial Information Systems
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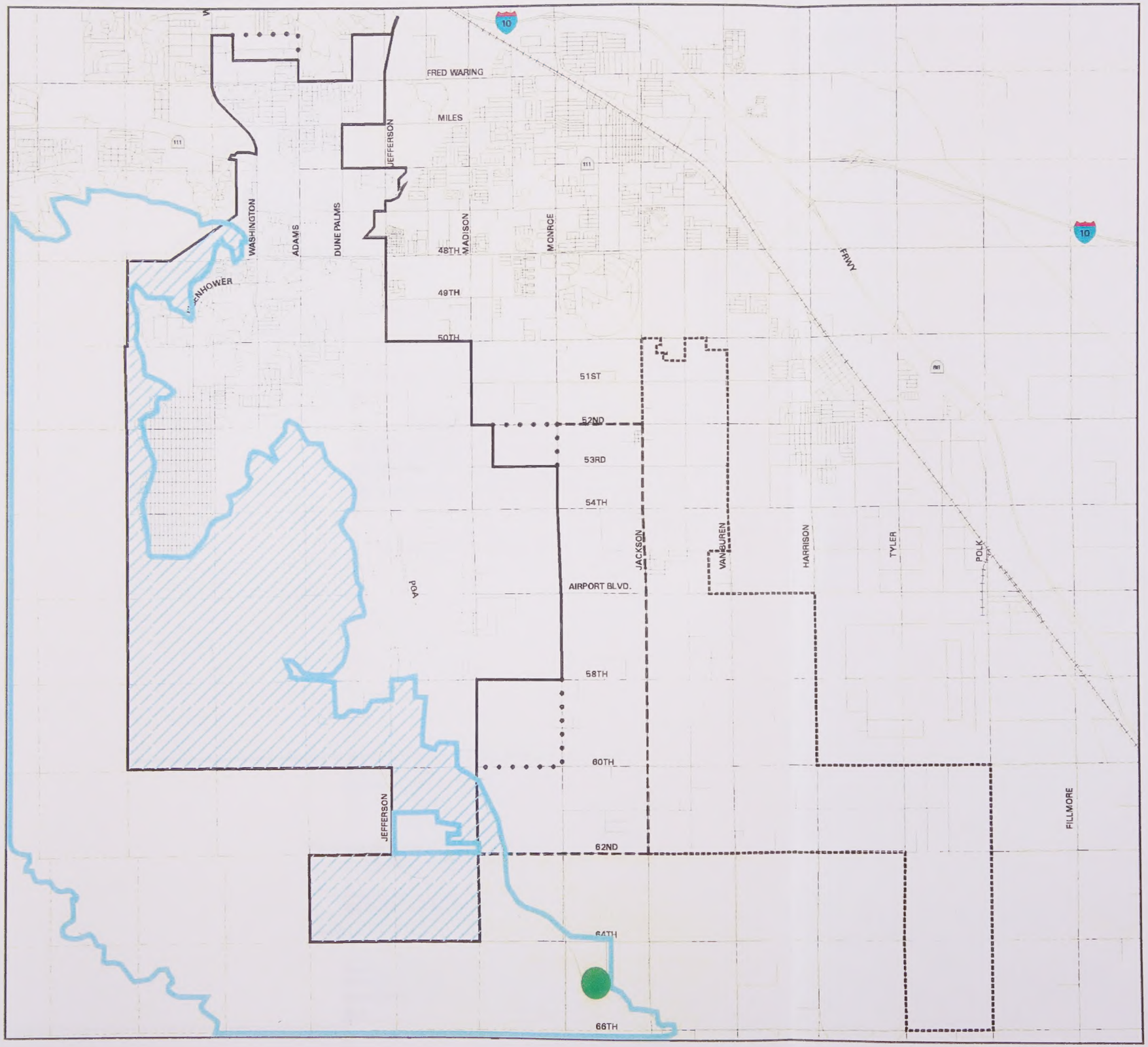
City of La Quinta General Plan



LEGEND

- Roads
- Township/Range Sections
- Railroads
- City Limits
- Planning Area #1
- Planning Area #2
- City Sphere of Influence

EXHIBIT 6.2
DESERT TORTOISE

- Desert Tortoise Potential Distribution
- Recommended Survey Area
- Desert Tortoise Known Locations

Source: Lawrence F. LaPre, Ph.D., June, 2001

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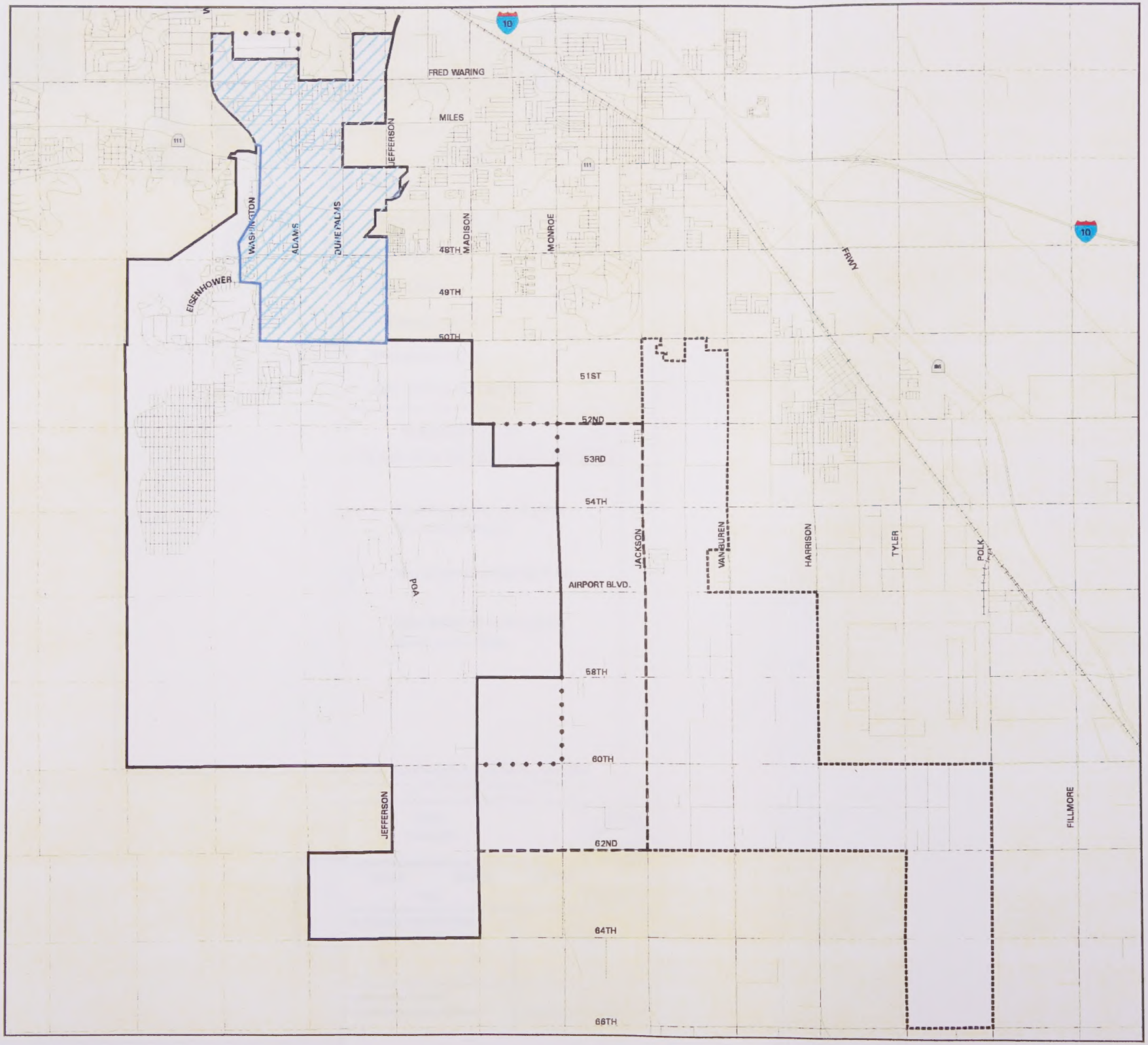

LEGEND

- Roads
- Township/Range Sections
- Railroads
- City Limits
- Planning Area #1
- Planning Area #2
- City Sphere of Influence

EXHIBIT 6.3
COACHELLA VALLEY FRINGE-TOED LIZARD FEE MITIGATION AREA

Fringe-Toed Lizard Fee Area

Source: Lawrence F. LaPre, Ph.D., June, 2001

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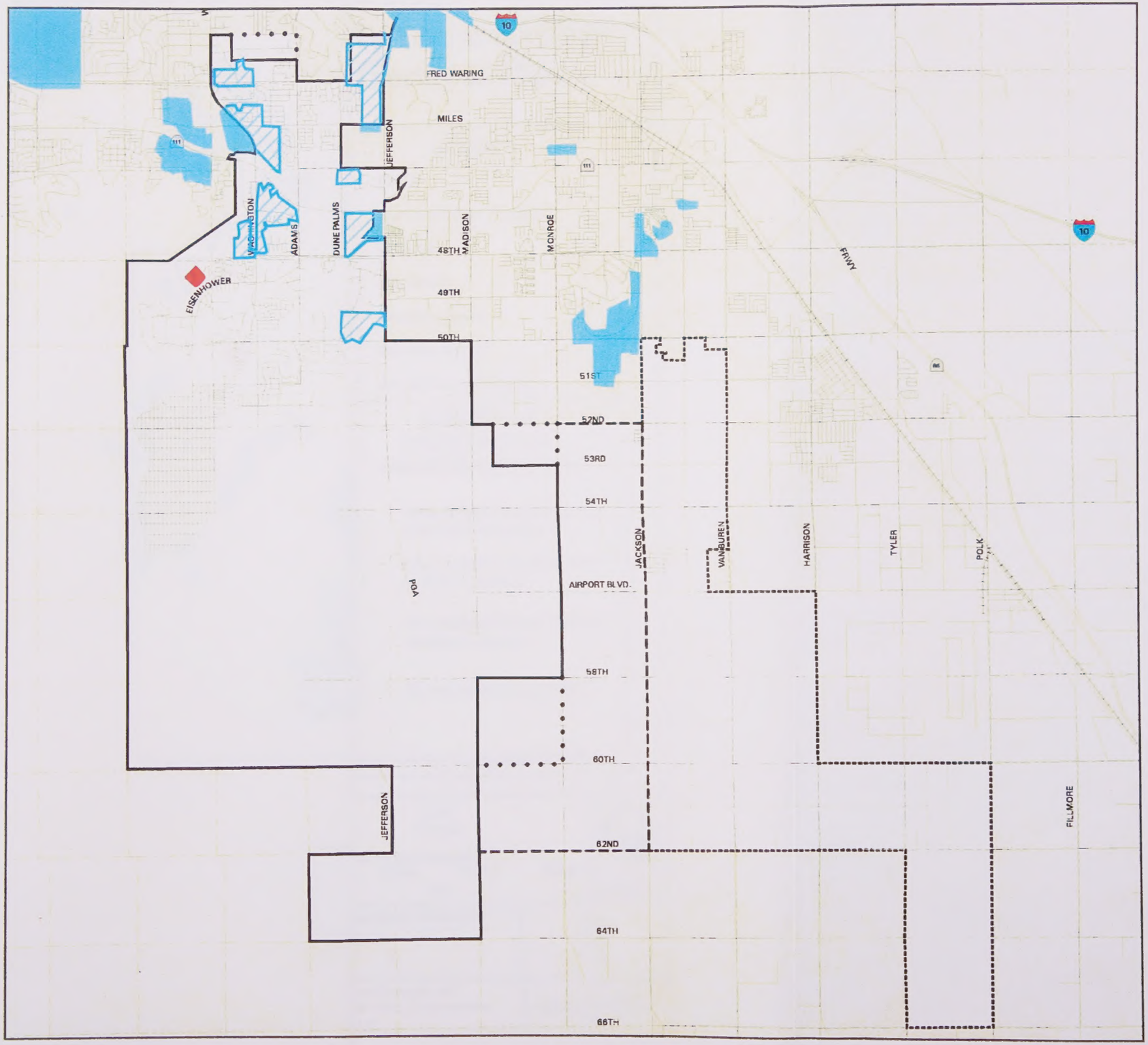
City of La Quinta General Plan



LEGEND

- Roads
- Township/Range Sections
- Railroads
- City Limits
- Planning Area #1
- Planning Area #2
- City Sphere of Influence

EXHIBIT 6.4
FLAT-TAILED HORNED LIZARD

- Flat-Tailed Horned Lizard Potential Habitat
- Recommended Survey Area
- Flat-Tailed Horned Lizard Known Locations

Source: Lawrence F. LaPre, Ph.D., June, 2001

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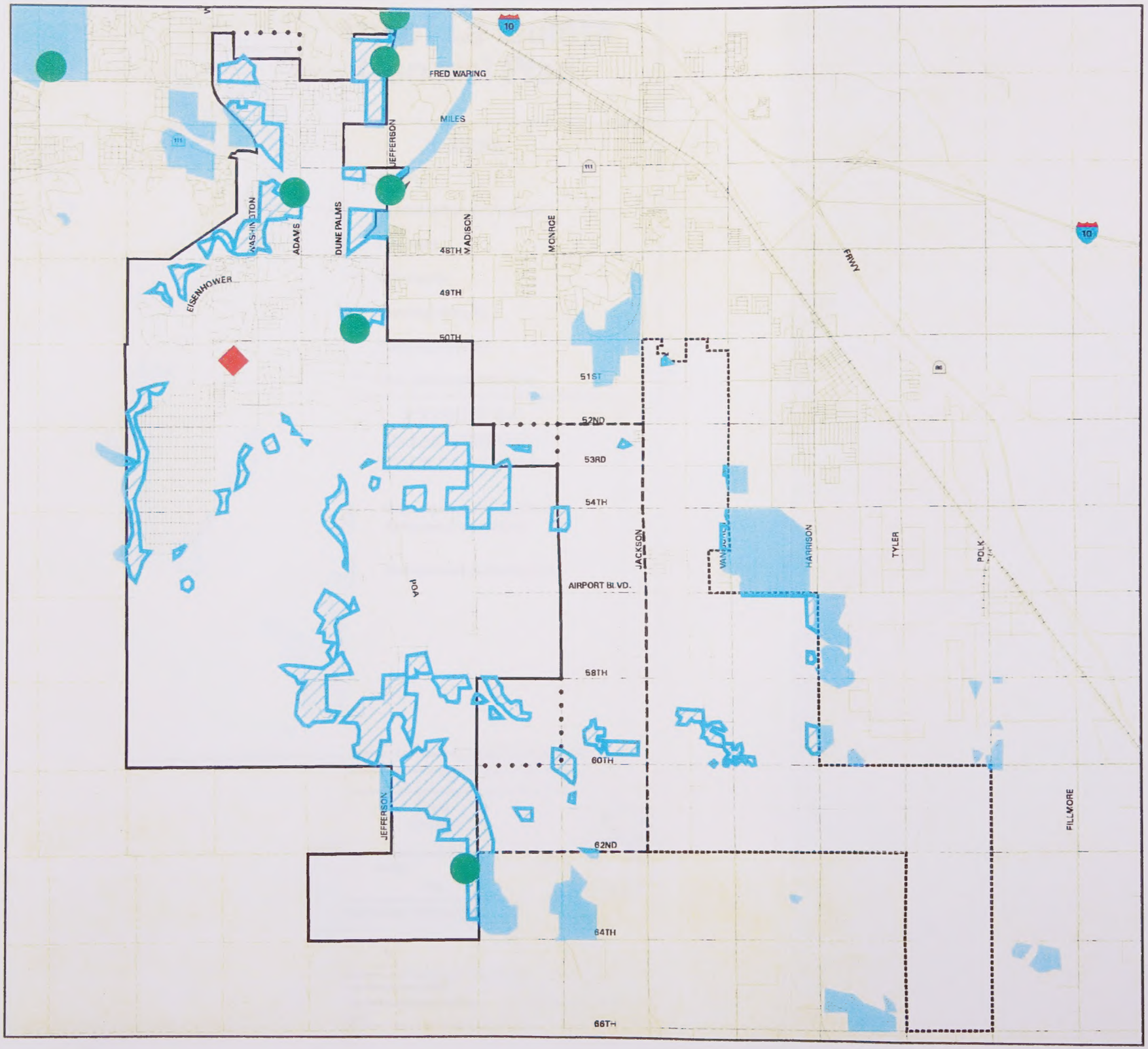
City of La Quinta General Plan



LEGEND

- Roads
- Township/Range Sections
- Railroads
- City Limits
- Planning Area #1
- Planning Area #2
- City Sphere of Influence

EXHIBIT 6.5
PALM SPRINGS GROUND SQUIRREL

- Palm Springs Ground Squirrel Potential Distribution
- Palm Springs Ground Squirrel Archived Locations
- Palm Springs Ground Squirrel Archived Locations
- Recommended Survey Area

Source: Lawrence F. LaPre, Ph.D., June, 2001

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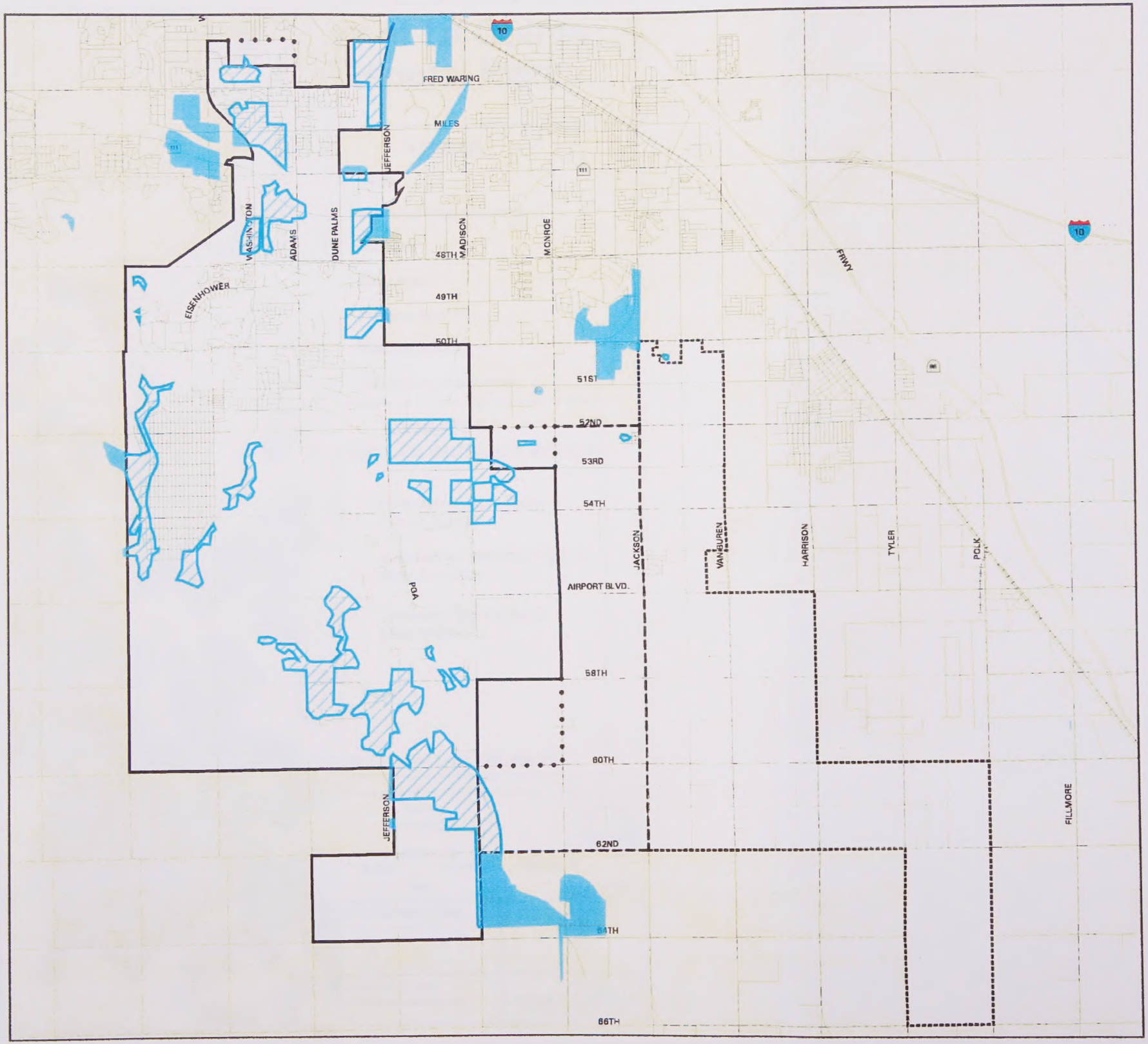
City of La Quinta General Plan



LEGEND

- Roads
- Township/Range Sections
- Railroads
- City Limits
- Planning Area #1
- Planning Area #2
- City Sphere of Influence

EXHIBIT 6.6
PALM SPRINGS POCKET MOUSE

- Palm Springs Pocket Mouse Potential Distribution
- Recommended Survey Area

Source: Lawrence F. LaPre, Ph.D., June, 2001

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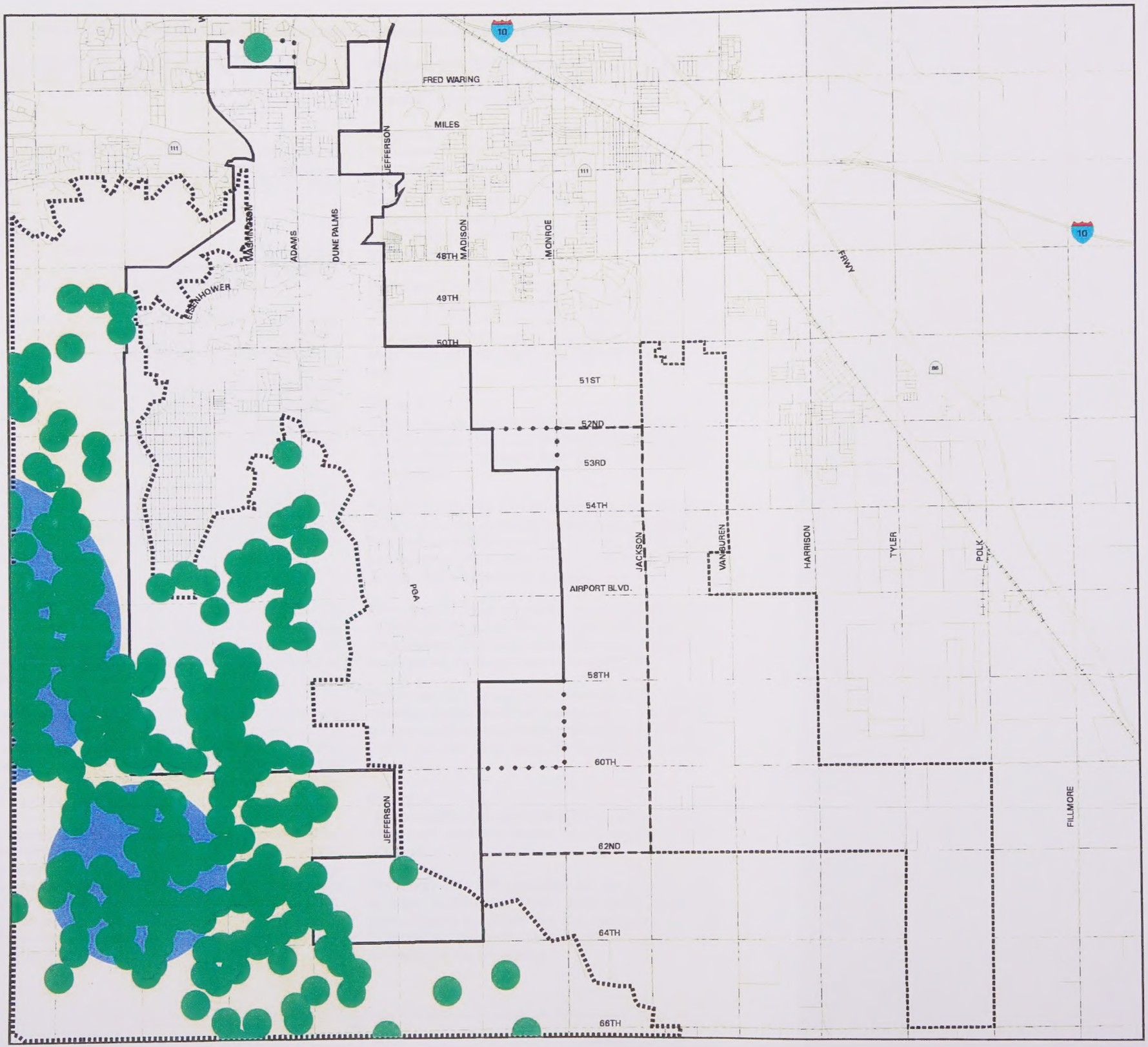
City of La Quinta General Plan



LEGEND

- Roads
- Township/Range Sections
- Railroads
- City Limits
- Planning Area #1
- Planning Area #2
- City Sphere of Influence

EXHIBIT 6.7
PENINSULAR BIGHORN SHEEP

- Peninsular Bighorn Sheep Critical Habitat
- Approximate Peninsular Bighorn Sheep Localities
- Peninsular Bighorn Sheep Observations

Source: Lawrence F. LaPre, Ph.D., June, 2001

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Riverside County Vicinity Map

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BIOLOGICAL RESOURCES GOAL, POLICIES AND PROGRAMS

GOAL

The protection and preservation of unique and/or valuable biological resources, including sensitive, rare, threatened or endangered species and their habitat.

Policy 1
The City shall continue to participate in regional efforts to protect wildlife habitat, including suitable habitat for rare and endangered species.

Program 1.1: The City shall continue to participate in the development of the Coachella Valley Multi-Species Habitat Conservation Plan (CV MSHCP).

Program 1.2: Until the formal adoption of the Coachella Valley Multi-Species Habitat Conservation Plan, the City shall continue to support and implement the Coachella Valley Fringe-Toed Lizard Habitat Conservation Plan.

Program 1.3: In cooperation with CVAG, maintain and update a map and information database of sensitive, rare, threatened and endangered species and habitat within the City and its immediate surroundings.

Policy 2
Staff shall review all development applications for vacant land for their potential impacts to existing wildlife and habitat. Agricultural lands shall be exempt from this requirement, except as described below.

Program 2.1: Until the formal adoption of the CV MSHCP, where development is proposed on undeveloped lands that have not been graded, cleared or farmed at the base of the Santa Rosa Mountains, the site shall be surveyed for the presence of Desert tortoise.

Program 2.2: Where development is proposed on sand deposits, the site shall be surveyed for the presence of blowsand endemics, including Coachella Valley Fringe-toed Lizard, Coachella Valley milk-vetch, flat-tailed horned lizard, giant sand-treader cricket, and slender woolly-heads, unless the species is covered by a Habitat Conservation Plan.

Program 2.3: Where development is proposed on agricultural lands, the site shall be surveyed for the presence of burrowing owl.

Program 2.4: All biological studies shall be performed by a qualified biologist. The City shall prepare and adopt standards for the performance of biological resource analyses and provide these standards to all applicants. Standards shall include personnel qualifications, field monitoring, recordation, documentation, and sampling requirements.

Program 2.5: Projects supported by federal funds (with a federal nexus, such as a Corps of Engineers permit or HUD funding) shall require surveys for the Coachella Valley milkvetch because of its status as a listed species under the Endangered Species Act.

Policy 3
Native, drought-tolerant desert plant materials shall be incorporated into new development to the greatest extent practical. Invasive, non-native species shall be discouraged.

Program 3.1: The City shall develop and distribute to homeowners, developers and the general public, a comprehensive listing of appropriate and desirable landscaping plant species, as well as prohibited species and species to be avoided.

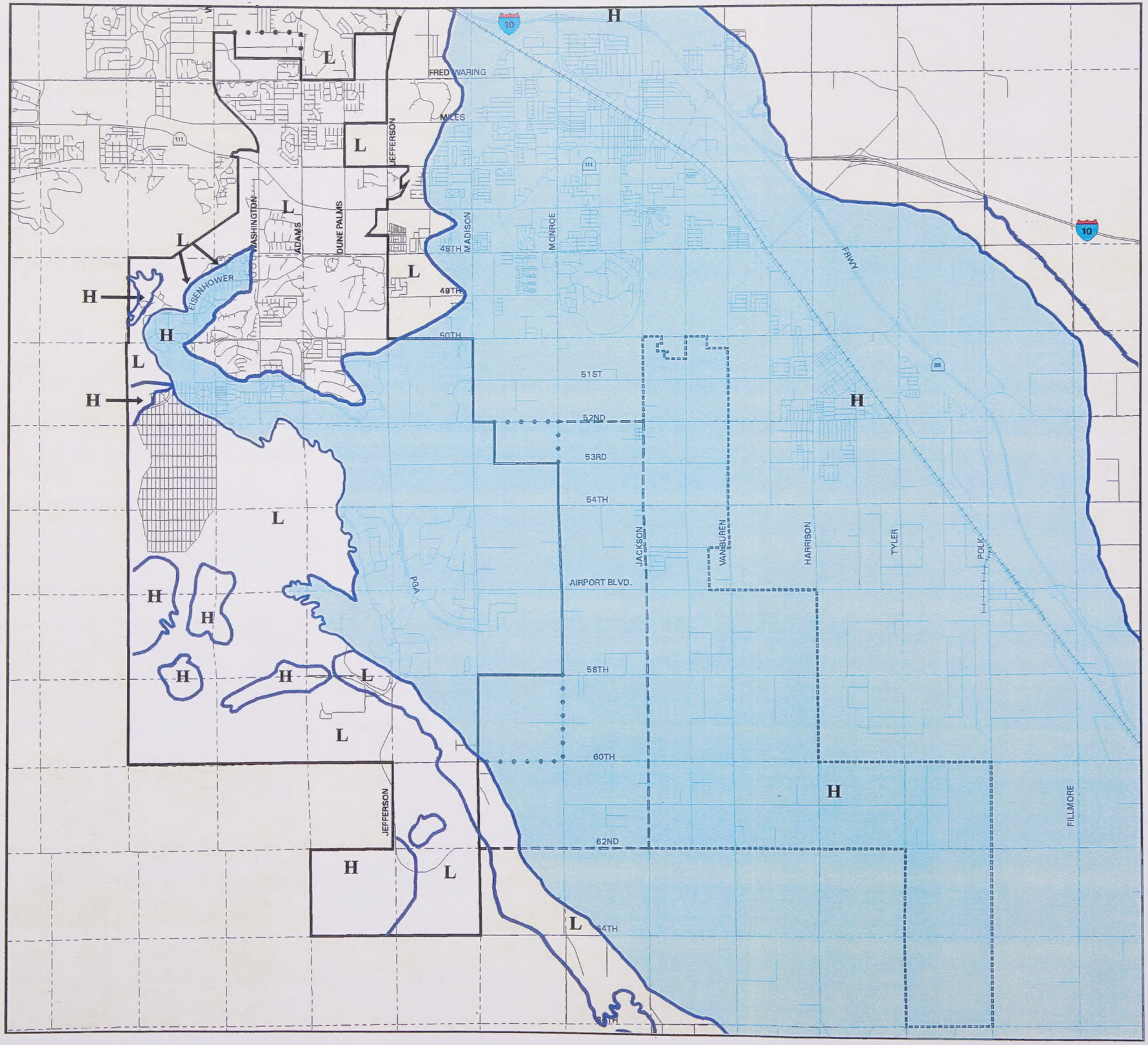
Program 3.2: The City shall encourage developers to salvage existing desert plant materials from development sites and incorporate them into project landscaping, to the greatest extent practical.

Program 3.3: Large-scale developments such as country clubs, shall be encouraged to establish groves or plantings of untrimmed palm trees, which could provide roost sites for the southern yellow bat.

Policy 4
Unique and/or valuable biological resources shall be preserved as Open Space to the greatest extent practical.

Program 4.1: All mountainous areas, generally upslope of the toe of slope, shall be designated as Open Space to allow for the protection of the Peninsular bighorn sheep and other species occurring in these habitats.

City of La Quinta General Plan



LEGEND

- Roads
- Township/Range Sections
- Railroads
- City Limits
- Planning Area #1
- Planning Area #2
- City Sphere of Influence

EXHIBIT 6.8
PALEONTOLOGICAL SENSITIVITY MAP

- Ancient Shoreline
- Lake Beds
- H High Paleontologic Sensitivity
- L Low Paleontologic Sensitivity

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Riverside County Vicinity Map

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WATER RESOURCES

PURPOSE

The quality and quantity of water available for current and future needs within the City, its sphere of influence, Planning Area No. 1 and Planning Area No. 2 are critical to a healthy community. The City's continued cooperation and coordination with the Coachella Valley Water District (CVWD) is an important aspect of water resource management. The Water Resources section must be closely coordinated with the land use, public infrastructure and services, and natural resources elements of the General Plan. Its availability affects the provision of fire protection to the community and its economic development.

BACKGROUND

Water Resources are addressed in California Government Code Section 65302(d). The California Environmental Quality Act (CEQA), Section 31083.2(g), mandates that the City research and document, or cause to be researched and documented, the potential impacts to this important natural resource.

The La Quinta Master Environmental Assessment includes a complete discussion of the region's water resources, and of the efforts being made to conserve and replenish water sources throughout the Valley.

FUTURE BUILDOUT NEEDS

A total of 60,460 residential units could be constructed in the City, its sphere of influence, Planning Area No. 1 and Planning Area No. 2, including both existing and future units. The plan can also accommodate a total of 15.9 million square feet of commercial space, and 5.6 million square feet of business park and industrial space.

New development associated with General Plan buildout will increase the demand for domestic water, and can have an impact on the direction and pollution of surface water.

Continued conservation, replenishment and the implementation of new technology as it becomes available, will help to preserve this important natural resource.

WATER RESOURCES GOAL, POLICIES AND PROGRAMS

GOAL

The careful management and conservation of the City's water resources.

Policy 1
The City shall support the Coachella Valley Water District in its efforts to supply adequate domestic water to residents and businesses.

Program 1.1: The City shall continue to implement its Water Conservation Ordinance, and shall review and update it periodically to ensure the implementation of the most up-to-date technology in new development.

Program 1.2: The Building Department shall ensure that all plumbing fixtures in new development and remodeling projects conform to applicable California statutes and codes especially dealing with water saving fixtures.

Program 1.3: The City shall continue to request comments from the Coachella Valley Water District when reviewing development projects.

Program 1.4: The City shall support public education programs which encourage conservation as they are implemented by the Coachella Valley Water District (CVWD).

Policy 2
The City shall continue to promote groundwater recharge efforts.

Program 2.1: The City shall cooperate with CVWD in the location of future recharge areas.

Program 2.2: The City shall continue to implement its on-site retention requirements for new development proposals where possible, as a potential way of recharging groundwater.

Program 2.3: The City shall regularly coordinate with CVWD in implementing new or improved recharging techniques, including golf course and lake design, turf and agricultural irrigation methods, and the use of tertiary treater or canal water for irrigation.

Policy 3
The City shall support the use of tertiary treated water for irrigation in existing and new planned communities.

Policy 4
The City shall ensure that surface water resources are protected.

Program 4.1: The City shall continue to implement federal, regional and local standards pertaining to the discharge and treatment of pollutants in surface water, both on private lands and in public facilities.

Program 4.2: The City shall continue to coordinate with CVWD in its review of projects which impact drainage channels.

Policy 5
Development within drainage areas and stormwater facilities shall be limited to recreational uses such as golf courses, lakes, sports or play fields and similar uses.

Policy 6
All development plans shall be reviewed for their potential to create surface and ground water contamination hazards from point and non-point sources.

Program 6.1: The City shall seek assistance from all appropriate agencies in reviewing potentially significant impacts associated with surface and ground water pollution in new development proposals.

Chapter 7
INFRASTRUCTURE AND PUBLIC SERVICES ELEMENT

VISION STATEMENT

La Quinta must provide its citizens with exceptional public safety and governmental services, and encourage high standards in education and library services. Adequate and high quality domestic water and sanitary sewer facilities, protection against stormwater damage, and utility services will be available as development occurs.

PURPOSE

The purpose of the Infrastructure and Public Services Element is to identify and establish the City's goals, policies and programs pertaining to the provision of public utilities and municipal facilities and services. The issues addressed in this element include the following:

- Law Enforcement
- Fire Protection
- Public Education
- Public Libraries
- Domestic Water
- Sanitary Sewer
- Stormwater Management
- Electricity
- Telephone
- Natural Gas
- Solid Waste Disposal
- Cable
- Animal Control and Shelters

The intensity and economic viability of a community's residential, commercial and industrial development are dependent upon the level of public services and utilities available. The provision of adequate potable water, wastewater treatment facilities and other public utilities is essential to the orderly growth and development of the community. Similarly, adequate fire and police protection, public education, city services and medical care are essential components of long-term community planning.

BACKGROUND

The Infrastructure and Public Services Element and the Land Use Element are closely related to one another. The location of existing utilities, schools, fire stations, and other municipal facilities influences the type and intensity of development that can be supported within a given area. Likewise, existing land use patterns provide some guidance in determining the demand for and location of future municipal buildings and public utility extensions. The location of such public facilities is also an important consideration in the Traffic and Circulation, Park and Recreation, Environmental Conservation, and Environmental Hazards Elements of the Plan.

A variety of state regulations are applicable to public utilities and infrastructure issues. California Government Code Section 65302(d) requires that the General Plan address the conservation, development, and utilization of natural resources, including water. Related to this is the provision of wastewater treatment facilities, natural gas, and electricity. According to Section 65103(c), the planning agency must "annually review the capital improvement program of the city of county and the local public works projects of other local agencies for their consistency with the General Plan." A number of state government codes also apply to the provision of public and quasi-public services and facilities. Government Code Section 65302(g) requires that a General Plan include a Safety Element, or its equivalent, that addresses the protection of the community from unreasonable risks associated with fire, crime or other threats. According to Government Code Section 65302(a), the General Plan must also address the location, distribution and adequacy of local educational facilities. This Element provides a meaningful framework from which to comply with state law.

A comprehensive discussion and evaluation of existing public and quasi-public services is provided in the La Quinta Master Environmental Assessment.

FUTURE BUILDOUT NEEDS

The current population of the City, its sphere of influence, Planning Area No. 1 and Planning Area No. 2 is approximately 27,936 residents. Buildout of the General Plan land use scenario is expected to result in an additional 132,521 residents, for a total area population of about 160,457. Over the long term, such growth will increase the demand for additional public services and facilities, including fire protection, law enforcement services, public schools and library facilities.

Public Schools

Population growth can result in a substantial increase in the number of students enrolling in public schools and can strain existing school facilities and programs. Student enrollment associated with future development can be estimated by applying student generation rates, as determined by regional school districts. Student generation rates are based upon the number of single and multi-family housing units associated with buildout. General Plan buildout is expected to result in 60,460 new housing units. Based on these estimates, General Plan buildout is to result in additional enrollment of 23,372 students (please see the Master Environmental Assessment for detailed analysis of student generation).

Additional public school facilities, personnel and programs will be required to support this student population likely.

Public Libraries

Library services are provided to the City of La Quinta and other communities within the planning area by the Riverside County Library System. The County of Riverside uses an adopted standard of 0.5 square feet per capita and 1.2 volumes per capita to determine the level of library services needed to adequately serve the community.

Fire Protection

The Riverside County Fire Department provides fire protection services to the City, its sphere of influence, Planning Area No. 1 and Planning Area No. 2. The County Board of Supervisors has established a staffing standard of two paid firefighters at each fire station. As the population grows, additional fire stations and personnel will be required to maintain adequate response times and firefighting capabilities. Based upon a generally accepted standard of one paid firefighter for every 1,000 residents, the buildout population may need as many as 161 paid firefighters (61 for the City, 4 for the sphere of influence, 34 for Planning Area No. 1 and 62 for Planning Area No. 2). City staff will need to work closely with the Riverside County Fire Department to carefully evaluate the need for additional stations and personnel and to determine where the demand for additional services is greatest.

Law Enforcement

Law enforcement and crime prevention services are provided to the planning area by the Riverside County Sheriff's Department. Based upon a generally accepted standard of one officer for every 1,000 residents, the planning area at buildout will require approximately 161 officers (61 for the City, 4 for the sphere of influence, 34 for Planning Area No. 1 and 62 for Planning Area No. 2). As the population grows, sheriff's services and personnel will need to be expanded to provide additional police protection to the community.

Potable Water

The Coachella Valley Water District provides domestic water services to the City of La Quinta, its sphere of influence, Planning Area No. 1 and Planning Area No. 2. However, water distribution facilities are limited in unincorporated areas south of Avenue 56. Future development in this location will require connection to CVWD potable water facilities and will increase the demand for additional water resources.

Sanitary Sewer

Sanitary sewer conveyance and treatment facilities are provided by the Coachella Valley Water District. However, existing sewer facilities south of Avenue 56 are limited. In addition, scattered development within the City, its sphere of influence, Planning

Area No. 1 and Planning Area No. 2 continues to rely on individual septic tanks and leach fields for wastewater treatment. New development associated with buildout of the General Plan will increase the demand for wastewater conveyance and treatment facilities and will require the extension of CVWD services and infrastructure.

Surface Water and Storm Drainage

The Coachella Valley Water District operates and maintains regional stormwater management facilities within the City of La Quinta, including the Coachella Valley Stormwater Channel, the La Quinta Evacuation Channel, and a system of storm drainage retention and detention basins adjacent to the Cove. These facilities are designed to accommodate and direct regional stormwater flows safely through the City.

The City of La Quinta maintains local storm drainage facilities, including storm drains within the rights-of-way of streets located in the Cove. Plans to install street improvements in the Downtown Village area, including curb and gutter systems and possibly storm drains, are currently being developed; construction is expected to occur within the next two years. The City maintains six all-weather bridge crossings within the City limits, and has recently constructed a new bridge on Jefferson Street at the Coachella Valley Stormwater Channel. The widening of the existing Washington Street bridge at the Evacuation Channel is also complete.

Development associated with buildout of the General Plan will increase the amount of runoff generated within the City. The City must continue to require that new development install on-site retention basins capable of managing runoff from the 100-year flood. This will help alleviate inundation of local and regional stormwater maintenance facilities.

The City will need to work closely with CVWD to monitor the adequacy of regional stormwater drainage facilities and plan for new facilities as necessary. The City will also need to monitor its local storm drainage improvements, including storm drains, curbs and gutters, and all-weather bridge crossings to assure the safe and adequate transport of stormwater through the City.

Solid Waste Management

Waste Management of the Desert provides solid waste collection and disposal services to the City through a franchise agreement. Waste is currently disposed of at the Edom Hill and Mecca Landfills. These landfills are capable of accommodating the amount of solid waste currently generated by residents and businesses. However, the Edom Hill Landfill, which receives the majority of solid waste, is projected to reach its capacity around year 2004, and the closure date for the Mecca Landfill is estimated at year 2011.

New development associated with General Plan buildout will increase the demand for solid waste collection and disposal services. While Waste Management of the Desert has indicated its ability to adequately serve the buildout population, the City will need to work closely with affected parties to assure that alternative disposal sites with adequate capacity are selected and utilized.

Efforts to divert recyclable materials from the waste stream will become increasingly important as new development occurs. Comprehensive recycling programs will help lessen the impacts to landfills and assist the City in meeting the goals of AB 939.

Public Utilities

Development associated with buildout of the General Plan will increase the demand for telephone and cable television services, as well as the rate of consumption of electric power and natural gas. The impacts associated with buildout are multiple and difficult to quantify. Each of the utility purveyors has indicated its ability to provide adequate, high-quality service to the buildout population. Future growth will require the expansion of utility infrastructure to meet the demands of a growing population, particularly in areas currently underserved by utilities, including lands south of Avenue 56 and some portions of the Cove.

Animal Control and Shelters

The City maintains animal control services. City staff consists of one full time animal control officer, and two staff people who are responsible for both code compliance and animal control. Unlike many cities, La Quinta maintains an officer in the field 7 days a week from 8 a.m. to 4.30 p.m., except holidays, and has an officer on standby for emergencies at all times, including holidays. The City contracts for animal shelter services with the County-run shelter located in the city of Indio. Residents calling the City Animal Control offices for information about pet adoptions are referred to the Indio facility.

INFRASTRUCTURE AND PUBLIC SERVICES GOALS, POLICIES AND PROGRAMS

EMERGENCY SERVICES GOAL

A high level of public safety services provided to City residents, businesses and public and private property.

Policy 1
The City shall continue to support a high level of fire code enforcement as a means to identify and remedy unsafe structural conditions, protect property values and enhance quality of life.

Program 1.1: The City shall evaluate its adopted Uniform Fire Code for compliance with Fire Protection Ordinance 546, adopted by Riverside County to determine the benefits and liabilities of existing County policies and enforcement procedures.

Policy 2
The City shall continue to coordinate with the Riverside County Fire Department to forecast future fire protection needs and to provide adequate and timely expansion of fire protection services.

Program 2.1: The City shall coordinate with the Riverside County Fire Department in the construction of the new fire station in north La Quinta and other locations, as required by existing and future development.

Program 2.2: The City shall work with the Riverside County Fire Department to reduce the existing Insurance Services Office (ISO) rating in order to improve building safety and reduce insurance premiums for City residents and businesses.

Policy 3
The City shall coordinate emergency preparedness and response plans with surrounding cities and service providers.

Program 3.1: The City shall continue to review, publicize and update its Multi-Hazard Functional Plan (MHFP), as appropriate, to ensure that comprehensive emergency procedures are enacted in response to the threat of major emergencies.

Program 3.2: The City shall coordinate the updating of emergency procedures in the MHFP with the Riverside County Fire Department, paramedic services, and local and regional health care providers.

Policy 4
The City shall coordinate with the Riverside County Sheriff's Department to provide a high level of police protection to City residents and businesses at full buildout.

Program 4.1: The City shall work with the Riverside County Sheriff's Department to assure adequate police staffing and facilities are provided to meet the demands of existing and future development.

Program 4.2: The City shall coordinate with the Riverside County Sheriff's Department to promote community involvement in crime prevention, including neighborhood watch programs, anti-drug campaigns, and other citizen-based efforts.

EDUCATION FACILITIES GOAL

Educational facilities and services that are adequate and convenient to all City residents and enhance the quality of life within the community.

Policy 1
The City shall assist and coordinate with the Desert Sands Unified School District (DSUSD) and Coachella Valley Unified School District (CVUSD) to assure that high quality public educational facilities and personnel are provided to serve City students.

Program 1.1: City staff shall review development proposals of the DSUSD and CVUSD to ensure that an adequate number of schools and school personnel are provided to serve the City's existing and future student population.

Program 1.2: The City shall work closely with DSUSD and CVUSD to determine the location of existing and future school facilities. School sites shall be compatible with surrounding land uses, convenient to the students they serve, and protected from excessive noise and traffic conditions to the greatest extent practical.

Policy 2
Where feasible and beneficial to the community, the City shall continue to enter into joint use development agreements with DSUSD and CVUSD for the shared purchase, use and/or maintenance of lands for recreational purposes.

Policy 3
The City shall support the process of securing school impact mitigation fees from developers in accordance with state law.

Policy 4
The City shall promote educational opportunities for all City residents.

Program 4.1: The City shall encourage local and regional educational institutions to provide satellite courses in local school district facilities.

Policy 5
The City shall coordinate with the Riverside County Library System to assure that adequate library space, volumes and services are provided to City residents.

Program 5.1: The City, in conjunction with the Riverside County Library System, shall promote the development of educational programs and services, such as bookmobiles and adult education classes to serve the City's residents.

SURFACE WATER & STORM DRAINAGE GOAL

Adequate defense against the potential hazards associated with stormwater and surface water flooding.

Policy 1
The City shall coordinate with the Coachella Valley Water District (CVWD) to reevaluate the boundaries of the unprotected 100-year floodplain (Zone A and Zone AO).

Policy 2
All drainage facilities identified in the Comprehensive Drainage Master Plan shall be constructed to conform to the requirements and standards of the City and CVWD.

Policy 3
All new development shall include on-site retention/detention basins and other necessary stormwater management facilities to accommodate runoff from the 100-year storm.

Policy 4
The City shall assure that roadway stormwater facilities are designed, constructed and maintained in a manner which eliminates standing water and flooding.

Policy 5
The City shall continue to review, publicize and update, as appropriate, its Multi-Hazard Functional Plan (MHFP) to ensure that comprehensive emergency procedures are enacted to minimize the threat of structural damage or loss of life from flooding.

Program 5.1: The City shall coordinate the updating of emergency procedures in its MHFP with the Coachella Valley Water District and Federal Emergency Management Agency.

SOLID WASTE MANAGEMENT GOAL

Reduction of the amount of solid waste generated by City residents and businesses.

Policy 1
The City shall assure that municipal waste is properly collected and disposed of to minimize associated health and environmental risks.

Program 1.1: The City shall coordinate with its franchised waste provider to provide frequent and adequate municipal refuse collection and disposal services to City residents and businesses.

Program 1.2: The City shall continue to coordinate efforts with the Coachella Valley Association of Governments (CVAG), and the Riverside County Environmental Health Department to provide hazardous waste collection and disposal services to the community.

Program 1.3: The City shall work with its franchised waste provider to discourage illegal dumping.

Policy 2
The City shall promote programs and services which divert and reduce the amount of solid waste generated by the community.

Program 2.1: The City shall continue to coordinate with its franchised waste provider to provide for the collection of recyclable materials.

Program 2.2: Should future annexations occur, the City shall coordinate with its franchised waste provider to expand its curb-side recycling program to serve residents and businesses.

DOMESTIC WATER GOAL

Domestic water facilities and services which adequately serve the existing and long-term needs of the City.

Policy 1
The City shall assure that adequate, high-quality potable water supplies and facilities are provided to all development in the community.

Program 1.1: The City shall coordinate with CVWD to assure the provision of a safe, adequate domestic water supply to all development.

Program 1.2: Upon annexation of any portion of Planning Area No. 1 or Planning Area No. 2, the City shall work closely with CVWD to identify and prioritize areas requiring water service expansion and upgrading.

Policy 2
The City shall assure that an adequate reserve of potable water is maintained in local storage facilities.

Program 2.1: City staff shall confer and coordinate with CVWD to expand the treatment, distribution and use of tertiary treated wastewater.

Policy 3
New development projects shall be required to use native, drought-tolerant landscaping materials to promote and enhance water conservation efforts.

SANITARY SEWER GOAL

Sanitary sewer facilities and services which adequately serve the existing and long-term needs of the City.

Policy 1
The City shall assure the provision of adequate sanitary sewer collection and treatment services and facilities to all development in the community.

Program 1.1: The City shall continue to coordinate with the Coachella Valley Water District (CVWD) for the provision of sufficient waste water collection and treatment services and facilities.

Program 1.2: The City shall coordinate with CVWD to identify and prioritize areas requiring expansion and upgrading of sanitary sewer facilities.

PUBLIC UTILITIES GOAL

A broad range of public utilities that provide for the existing and long-term needs of the community.

Policy 1
New development shall finance its share of public utilities infrastructure and improvements required to accommodate the development.

Policy 2
The City shall provide continuous, affordable public utilities, including telephone, electric, natural gas, and cable services, to meet the domestic and commercial needs of the community.

Program 2.1: The City shall continue to coordinate planning efforts with CVWD, Verizon, Imperial Irrigation District, The Gas Company and TimeWarner to assure that reliable, affordable utility services are provided to City residents and businesses, to the greatest extent practical.

Program 2.2: The City shall continue to coordinate with CVWD, Verizon, Imperial Irrigation District, The Gas Company and TimeWarner to identify and prioritize areas requiring service expansion and upgrading.

Policy 3
All utility and electric wires up to 34.5 kilovolts serving new development shall be installed underground.

Policy 4
Above-ground utility facilities including but not limited to well sites, water reservoirs, communication facilities and utility maintenance areas, shall be designed in a manner which minimizes potential environmental hazards and visual impacts to surrounding properties.

Program 4.1: To the greatest extent practical, all new utility equipment boxes, including but not limited to traffic signal equipment, and electrical and telephone equipment, shall be located either under ground, or away from street corners and effectively shielded from public view. Undergrounding of these facilities is preferred.

Program 4.2: The design and location of all utility equipment, such as transformers, boxes, etc., shall be included on development review applications. City staff shall review plans to assure that project design includes adequate landscaping and screening mechanisms.

Program 4.3: Development standards pertaining to the location and screening of utility equipment shall be incorporated into the City Development Code.

Chapter 8
ENVIRONMENTAL HAZARDS ELEMENT

VISION STATEMENT

La Quinta will ensure that the most up to date measures and techniques are employed to protect its citizens against natural and manmade hazards, including earthquakes, floods, hazardous materials and high noise levels.

PURPOSE

The Environmental Hazards Element includes those factors of the natural and man-made environment which can pose a threat to the public health and safety. The components of the Environmental Hazards Element include Hazardous Materials, Emergency Preparedness, Geologic and Seismic Hazards, Flooding and Hydrology and Noise. Each subject is discussed individually below, and is followed by goals, policies and programs specific to that topic of discussion.

HAZARDOUS MATERIALS

PURPOSE

The Hazardous Materials section of the Environmental Hazards Element identifies goals, policies and programs which are intended to safely manage hazardous and toxic materials. The goals, policies and programs established herein help assure the safe use, transport, storage and disposal of hazardous and toxic materials. The section reinforces the City's concern for the protection of La Quinta residents and visitors from adverse health and other impacts resulting from the presence of hazardous materials.

BACKGROUND

Hazardous materials issues are closely related to those addressed in the Land Use Element, as the location of hazardous materials storage and disposal sites affects and may potentially undermine land use compatibility. Policies and programs set forth in the Natural Resources Element are also related to hazardous materials issues, as the management of hazardous and toxic materials has a direct effect on the preservation of clean air and the protection of water resources against contamination. Fire protection policies and programs established in the Infrastructure and Public Services Element also support the hazardous materials section in their effort to provide adequate protection from environmental hazards, including spillage or upset of hazardous and toxic materials.

California Government Code Section 65302(g) requires that the General Plan address safety issues, including but not limited to hazardous materials. County, state and federal agencies are largely responsible for the control and regulation of such materials.

Within the City of La Quinta, its sphere of influence, Planning Area No. 1 and Planning Area No. 2, hazardous and toxic material generators are largely limited to households and small-scale agricultural and commercial operations, such as service stations, pesticide vendors and users, automotive dealers, medical clinics and golf courses. A variety of chemical products and elements may be considered toxic or hazardous, including chemical fertilizers, herbicides and pesticides, stored fuels and waste oil, chemical solvents, and pool related chlorine products. The improper use and management of these products can potentially result in accidental spills, illegal dumping, air emissions and other uncontrolled impacts to the environment.

A discussion of existing hazardous material conditions is provided in the La Quinta Master Environmental Assessment (MEA). The MEA also describes the regulatory environment established to safely manage such materials.

FUTURE BUILDOUT NEEDS

Buildout of the proposed General Plan will result in an increase in the amount of industrial designated lands, particularly in the vicinity of the Desert Resorts Regional Airport. Operations occurring within this area may potentially utilize, store and generate toxic and hazardous materials. Existing agricultural operations will continue to utilize and store pesticides, herbicides and related products. Buildout of the proposed land use scenario will also result in additional residential development, which is

expected to increase the generation of household hazardous wastes.

The City of La Quinta is responsible for coordinating with the appropriate agencies, including the Riverside County Health Department, Riverside County Fire Department and the Regional Water Quality Control Board, for the effective monitoring and regulation of hazardous materials sites. A carefully coordinated management program between appropriate local, county and state personnel is essential for the protection of the community from hazardous materials.

The City must maintain current information regarding the location and condition of hazardous materials sites, including underground storage tanks and septic systems. Local regulation of the transport of hazardous materials through the community will help assure adequate emergency response in the event of emergency. The phased removal of septic tanks, and the connection of existing and new development to the Coachella Valley Water District's sewer system, will help reduce the potential contamination of the groundwater table.

HAZARDOUS MATERIALS GOAL, POLICIES AND PROGRAMS

GOAL

Protection of La Quinta residents, visitors and property from the potential impacts associated with the manufacture, use, storage, transport and disposal of hazardous and toxic materials.

Policy 1
The storage, transport and disposal of hazardous and toxic materials shall comply with all City, County, state and federal regulations.

Program 1.1: The City shall continue to cooperate and coordinate with appropriate agencies in the enforcement of state and federal hazardous waste management regulations.

Program 1.2: Prepare and distribute informational materials to households and other generators of hazardous waste, which explain proper hazardous waste management techniques and disposal procedures.

Program 1.3: The City shall continue to coordinate with the Coachella Valley Association of Governments, Riverside County Health Department, Waste Management of the Desert and other appropriate agencies to provide drop-off locations for hazardous and toxic household products.

Policy 2
When required by the Department of Transportation, notice to the City of La Quinta, Riverside County Fire Department, Riverside County Sheriff's Department and other appropriate officials shall be required prior to the transport of commercial hazardous materials through the City.

Program 2.1: The City shall coordinate with appropriate departments and agencies to develop a system for alerting emergency and medical facilities of the transport of hazardous materials through the community.

Policy 3
To the extent empowered, the City shall regulate the generation, delivery, use and storage of hazardous materials.

Program 3.1: The City shall review development applications carefully to ensure that the proposed generation, storage and use of hazardous materials will not jeopardize the public health or the environment.

Program 3.2: The City Development Code shall be amended to require special review of proposed industrial developments in the vicinity of the Desert Resorts Regional Airport which may potentially generate or utilize hazardous or toxic materials.

Program 3.3: The City shall develop and maintain a comprehensive inventory of all hazardous waste sites within the City limits, including underground fuel storage tanks with the potential to release hazardous or toxic materials into the environment.

Policy 4
To reduce the potential impacts of subsurface sewage disposal systems on human health and the environment, the City shall encourage, to the greatest extent practical, the connection of new development to the Coachella Valley Water District's sewage collection system.

Program 4.1: The City shall coordinate with the Coachella Valley Water District to provide waste water collection and treatment facilities to all development.

Policy 5
The City shall encourage the connection of existing development to the sewage collection system of the Coachella Valley Water District.

Program 5.1: The City shall provide assistance to low and moderate income residents for the connection of existing development to the Coachella Valley Water District sewer system.

Program 5.2: The City shall help assure that all septic systems are properly removed from service upon completion of their use, in accordance with the requirements of the Regional Water Quality Control Board and other regulatory agencies.

Policy 6
If a residential dwelling is served by a septic system, and a sanitary sewer line is located in the right-of-way immediately adjacent to the residence, the septic system shall be properly abandoned, and the residence connected to the sewer system at the time the residence is sold.

Policy 7
Facilities which involve the generation, use or storage of hazardous or toxic materials shall be located and constructed in a manner which assures the highest level of safety and is consistent with City, County, State, and Federal standards and regulations.

Program 7.1: To the greatest extent practical, the General Plan Land Use Map and City Development Code shall permit the use of hazardous materials only where compatible with surrounding land uses.

Program 7.2: All facilities which produce, utilize, store or transport hazardous or toxic materials shall be constructed in strict conformance with the Uniform Fire Code, Uniform Building Code, National Fire Protection Association standards and other applicable regulations. Testing for compliance of storage integrity is required, and a copy of the report shall be given to the City.

EMERGENCY PREPAREDNESS

PURPOSE

Emergency preparedness is a critical component of the safety and welfare of the community. The purpose of the Emergency Preparedness section of the Environmental Hazards Element is to set forth goals, policies and programs which help ensure the City's preparation for natural and technological emergencies.

The City's exposure to potential major seismic and flooding events cannot be avoided, however, the City can anticipate and prepare for such events through effective response programs. The City must also prepare for technological hazards, including fires, hazardous materials spills and major traffic accidents.

Finally, the City must also be prepared for the potential for civil emergencies, including acts of terrorism. The City's relationship with the Riverside County Sheriff's Department and other public safety agencies will be critical in protection of its citizens in the future.

The City can best prepare for potential emergencies by utilizing four phases of comprehensive emergency management: Mitigation, Preparedness, Response and Recovery. "Mitigation" refers to activities which eliminate or reduce the chance of occurrence or the effects of an event. "Preparedness" refers to activities directed at planning response and recovery efforts of both emergency responders and citizens. "Response" refers to those activities which follow the occurrence of an event. They are designed to provide emergency assistance to victims of the event and to reduce the likelihood of secondary damage. "Recovery" refers to those activities directed at restoring all systems and locales to pre-event status or better. Short-term recovery is directed at restoring all essential services to minimum operating standards, while long-term recovery is directed at cost recovery and a return to the Mitigation phase.

BACKGROUND

Emergency preparedness is directly related to other issues discussed in the Environmental Hazards Element, including geologic, seismic, flooding and hazardous materials emergencies. Concern regarding emergency preparedness is also expressed in the Infrastructure and Public Services Element, in that police and fire protection are critical to the implementation of an effective emergency response program. The Land Use and Circulation Elements also establish policies and programs that are relevant to emergency preparedness. The Land Use Element determines land use compatibility and has some bearing on the exposure of certain lands to potential hazards and threats. The Circulation Element defines available evacuation routes.

California Government Code Section 65302(g) requires that the General Plan address "the protection of the community from any unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure...and slope instability leading to mudslides or landslides."

The Coachella Valley is subject to significant geologic and seismic hazards, which can result in loss of life and substantial property damage. Communication between a large number of public, quasi-public and private agencies is critical to the effectiveness of emergency preparedness planning and response. It is imperative that involved agencies, including cities, utility purveyors, water districts and emergency response agencies, participate in on-going organizational meetings to coordinate the provision of personnel, equipment and supplies. An effective emergency response program will plan for such disaster response efforts as debris removal, emergency health care, the provision of food and shelter, and the maintenance of critical services such as transportation, water, sewage and electricity.

The La Quinta Master Environmental Assessment (MEA) includes a thorough discussion of the City's existing emergency preparedness programs and responsibilities.

FUTURE BUILDOUT NEEDS

Development associated with buildout of the proposed General Plan is expected to increase the demand for emergency services. Buildout is expected to result in an estimated 38,050 additional residents in the City, 5,549 in its sphere of influence, 25,701 in Planning Area No. 1 and 48,955 in Planning Area No. 2. The General Plan land use scenario will allow for changes in the development pattern in locations that are currently undeveloped. The proposed land use plan will also accommodate

the development of industrial operations in the vicinity of the Desert Resorts Regional Airport. Continued urbanization will increase the potential risk of including structural fires, traffic accidents and hazardous materials spills.

The City will continue to coordinate emergency response efforts with other appropriate agencies and will also implement its own emergency avoidance measures. Development standards set forth in the City's Development Code will determine how effectively emergency personnel will be able to respond to events affecting occupied structures. The City will be able to influence, to some extent, the occurrence of hazardous incidents through the distribution of land uses and location public safety facilities.

EMERGENCY PREPAREDNESS GOAL, POLICIES AND PROGRAMS

GOAL

A comprehensive, effective, high quality emergency response plan which provides for the safety of the City's residents and property.

Policy 1
The City shall maintain a community emergency response plan to assure adequate response to the threat of a major seismic event, flood, fire or other incident.

Program 1.1: The City shall continue to review and periodically update, as necessary, its Multi-Hazard Functional Plan (MHFP) or Emergency Operations Plan (EOP).

Policy 2
The City shall coordinate emergency preparedness and response plans with neighboring cities and other appropriate organizations, including Riverside County, the State Office of Emergency Services, the Coachella Valley Association of Governments (CVAG), local health care providers and utility purveyors.

Policy 3
The City shall continue to use code enforcement as a means of identifying and remedying unsafe structural conditions.

Policy 4
Critical and other sensitive facilities, including fire and police stations, health care facilities and schools shall be sited in a manner which assures maximum protection from environmental hazards.

Program 4.1: The General Plan Land Use Map and City Development Code shall prohibit the construction of critical facilities in close proximity to earthquake faults, rockfall areas, floodplains or other environmental hazards.

Policy 5
The City shall actively participate in efforts to educate the public about fire prevention measures, earthquake preparedness and appropriate response to other potential hazards.

GEOLOGIC AND SEISMIC HAZARDS

PURPOSE

The Geologic and Seismic Hazards section of the Environmental Hazards Element is intended to educate the public about seismic and related geologic hazards, and to set forth goals, policies and programs which protect the City from these hazards. The section is also meant to satisfy the requirements of state law, including the Alquist-Priolo Earthquake Fault Zoning Act, as amended.

BACKGROUND

The Geologic and Seismic Hazards section is directly related to other issues addressed in the Environmental Hazards Element, particularly emergency preparedness and flooding and hydrology. Many of the concerns, plans and programs addressed in the emergency preparedness section are based upon the potential for geologic hazards to occur. The Geologic and Seismic Hazards section is also related to the Land Use, Circulation, Housing and Public Services Elements in its efforts to protect the public and property from environmental hazards.

California Government Code Section 65302(g) requires that the General Plan address the protection of the community from unreasonable risks associated with seismic activity, including surface rupture, ground shaking, seiching, dam failure and inundation, subsidence and liquefaction. According to Government Code Section 65303, the General Plan may also address other subjects related to the development of the community, such as flooding and hydrology, emergency preparedness and other issues related to seismic and geologic hazards.

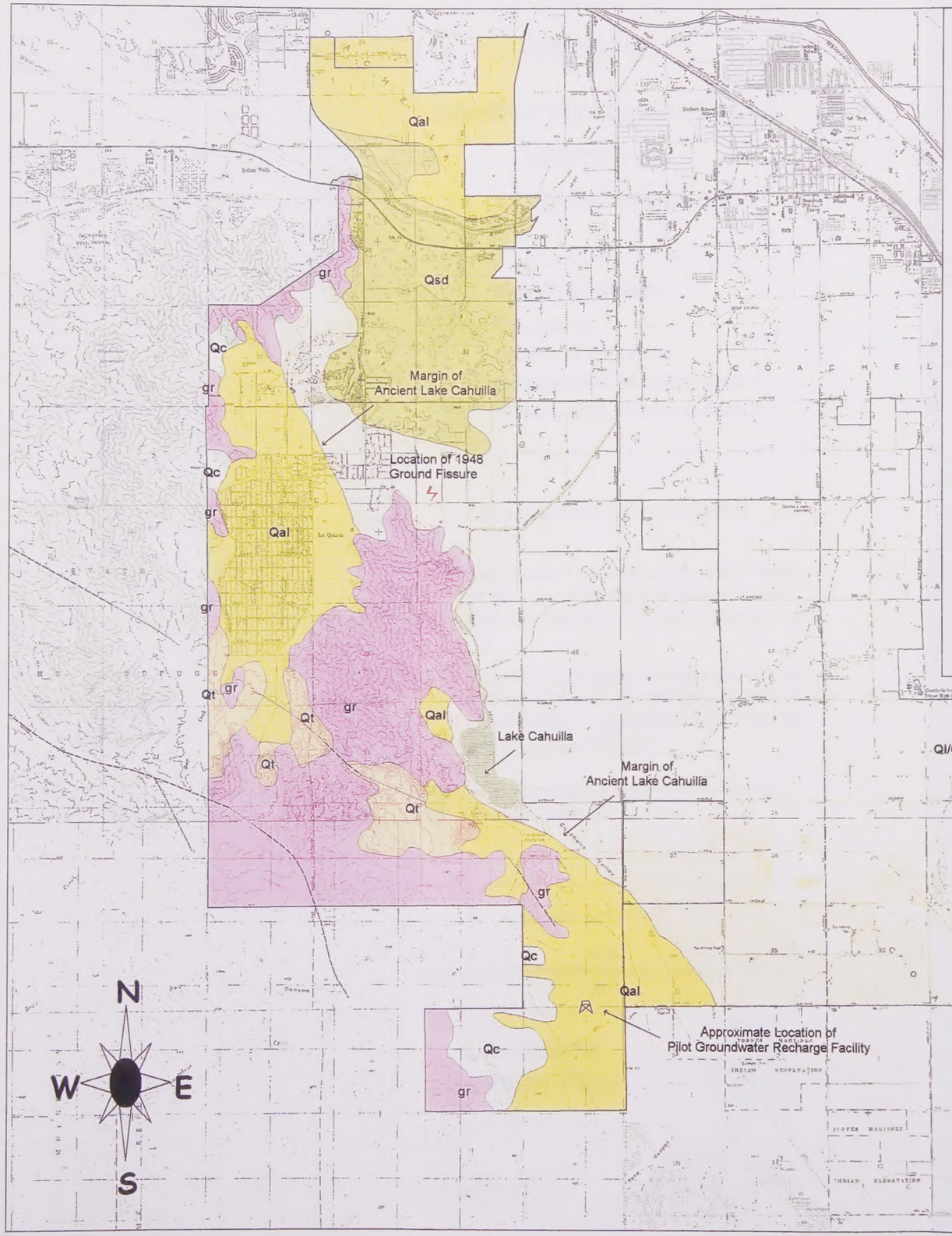
The most important piece of state legislation regarding geologic and seismic hazards is the Alquist-Priolo Earthquake Fault Zoning Act, which was adopted in 1972 (Public Resources Code Sections 2621 et. seq.). The primary goal of the act is to mitigate the hazards associated with fault rupture by prohibiting the construction of structures intended for human occupancy across the traces of an active fault. Construction of such structures is prohibited within special study zones, which generally include land within 200 and 500 feet from the trace of an active fault. In accordance with the provisions of Title 14, California Administrative Code Section 3603(b), the location of these study zones must be disclosed to the general public.

An analysis of the existing geologic and seismic conditions is included in the La Quinta Master Environmental Assessment. Data and information in the MEA is largely based upon the geotechnical assessment which was prepared specifically for the General Plan Update.

FUTURE BUILDOUT NEEDS

Buildout of the proposed General Plan will result in approximately 60,460 residences, 15.9 million square feet of commercial development and 5.6 million square feet of industrial development. To assure the continued safety of residents and visitors, and the protection of property from geologic and seismic hazards, the City will need to rely upon and enforce the guidelines established by a variety of regulatory mechanisms. These include the Alquist-Priolo Earthquake Fault Zoning Act, Uniform Building Code, International Building Code, Coachella Valley PM10 Implementation Plan, and Hillside Conservation Zone ordinance.

Specifically, the Community Development Department must assure that development proposals include the necessary special studies, and that they are thoroughly reviewed and assessed with regard to seismic and geologic conditions. The Building and Safety Department must regulate the construction of new buildings and assure compliance with and the implementation of mitigation measures.



Unit Descriptions

Sand Dune Deposits (Qsd):
Wind-blown sand is very common in the area, and mapped throughout the northern portion of the city. The northern portion of the city surrounding Highway 111 is underlain by an active embryonic dune area. Engineering issues in areas mapped as Qs include wind-blown sand erosion and collapsible soils.

Quaternary Alluvium (Qal):
The alluvium is primarily distributed at the mouths of drainages debouching from the Santa Rosa Mountains to the south. These deposits may have been rapidly laid down without being saturated. As a result, the major engineering issue affecting this unit is collapse potential upon introduction of irrigation (hydroconsolidation).

Interbedded Quaternary Lake and Alluvial Deposits (Ql/Qal):
Deposits of ancient Lake Cahuilla and other large lakes inter-bedded with alluvial deposits. The deposits are up to 300 feet thick. Due to the saturation of sediments by the ancient lakes, collapse potential is believed to be low. However, the fine-grained lake deposits may be locally moderate to highly expansive.

Quaternary Terrace Deposits (Qt):
Stream terrace deposits are mapped along the valley margin. They consist of thin mantles and patches capping older rocks. These caps are up to a few feet in thickness with large boulders, and a gravel and sand matrix. No major engineering concerns are associated with this unit.

Quaternary Conglomerate (Qc):
Mapped along the valley margins and comprises the bulk of the Indio Hills to the north. Boulders up to 19 feet in diameter are documented. The primary engineering concern is the generation of over-sized materials from this unit during construction. This conglomerate is locally over 2,000 feet thick.

Granite (gr):
Outcrops in steep hills within the south-central and western margins of the city. Commonly called the "Cactus Granite". These rocks are grossly stable, however some precarious boulders and cobbles result in a moderate rockfall hazard for developent within the mountains, as well as to structures adjacent to the steep slopes, such as the Coachella Canal.

EXHIBIT 8.1

GEOLOGIC MAP AND ENGINEERING PROPERTIES OF THE LA QUINTA PLANNING AREA

Map Explanation

- City Limits
- Sphere of Influence
- General Plan Planning Area 1
- General Plan Planning Area 2

Engineering Properties

Geotechnical Constraint Hazard	Physiography/ Lithology	Earth Units Affected
Wind Erosion	Active Blowing Sand And Sand Dunes	Qsd
	Wind Erosion	Qal, Ql, Qt
Ground Failure	All Valley Areas	Qal, Ql, Qsd
Expansive Soils	Fine-grained Sediments with Shrink and Swell Characteristics	Ql
Collapsible Soils	Alluvium and Wind Deposits	Qal, Qsd
Rockfall Hazard	Steep Terrain	gr

bedrock fault, dashed where approximate, dotted where concealed

The geology illustrated herein is based upon regional mapping and should not substitute for site-specific evaluation.

Source: Proctor (1968), and a compilation by Rogers (1965)

Scale: 1:72,000

5000 0 5000 10000 15000

Feet

La Quinta General Plan

TERRA NOVA®
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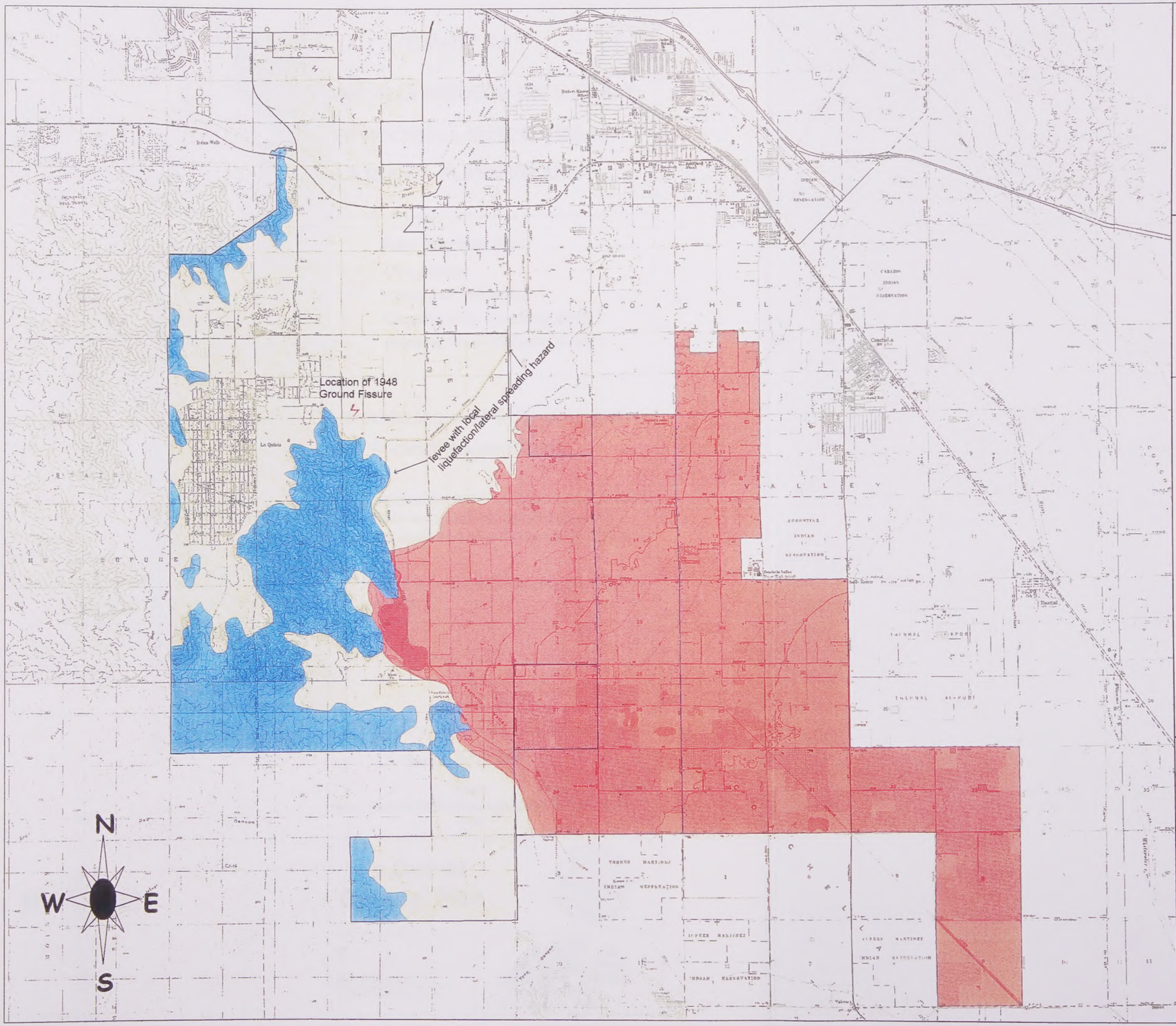
Project #:998108-001
Date: January 9, 2002

EXHIBIT 8.2

LIQUEFACTION SUSCEPTIBILTY MAP OF THE LA QUINTA PLANNING AREA



Map Explanation

- City Limits
- Sphere of Influence
- General Plan Planning Area 1
- General Plan Planning Area 2

Liquefaction Susceptibility

Liquefaction hazard due to coexistence of young sediments and ground water that may be within 30 feet of the surface.

Potential liquefaction hazard due to the presence of young sediments, however, ground water is generally more than 30 feet below the surface.

Not liquefiable, regions underlain by granitic bedrock.

Scale: 1:72,000

5000 0 5000 10000 15000

Feet

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EXHIBIT 8.3

SEISMICALLY INDUCED SETTLEMENT AND ROCKFALL SUSCEPTIBILITY LA QUINTA PLANNING AREA

Map Explanation

- City Limits
- Sphere of Influence
- General Plan Planning Area 1
- General Plan Planning Area 2

Seismically Induced Settlement and Rockfall Susceptibility

Region vulnerable to seismically induced settlement. Differential settlement is most likely to occur along valley margins.

Region vulnerable to seismically induced rockfalls.

Scale: 1:72,000

5000 0 5000 10000 15000

Feet

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Project #: 99810-001
Date: January 9, 2002

EXHIBIT 8.4

WIND HAZARD MAP

LA QUINTA PLANNING AREA

Map Explanation

- City Limits
- Sphere of Influence
- General Plan Planning Area 1
- General Plan Planning Area 2

VERY SEVERE WIND EROSION HAZARD- areas exposed to erosive wind where soils show distinct evidence of wind accumulation, and areas exposed to erosive winds where soils highly to extremely erodible by wind have been mapped.

SEVERE WIND EROSION HAZARD- areas exposed to erosive winds where soils showing distinct evidence of wind accumulation have not been mapped, but where soils moderately to highly erodible by wind have been mapped.

MODERATE WIND EROSION HAZARD- areas partially protected from erosive winds and areas where fine-grained soils only slightly erodible by wind have been mapped.

SLIGHT WIND EROSION HAZARD- bedrock areas and areas partially to fully protected from erosive winds where the soils are coarse-grained and show little evidence of soil removal or accumulation.

Boundaries are approximate.

Sources:

Soil Survey of Riverside County, California, Coachella Valley Area, (Knecht, 1980)

Progress Report on the Coachella Valley Wind Erosion Problem (Brooks, 1967)

Scale: 1:72,000

5000 0 5000 10000 15000

Feet

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Earth Consultants International

Project #: 998108-001
Date: January 9, 2002

GEOLOGIC AND SEISMIC HAZARDS GOAL, POLICIES AND PROGRAMS

GOAL

Protection of the health and safety of the community and its property from geologic and seismic hazards.

Policy 1
The City shall maintain and periodically update an information database and maps which identify local and regional geologic and seismic conditions.

Program 1.1: Periodically confer with the California Division of Mines and Geology, neighboring communities and other appropriate agencies to improve and update the information database.

Policy 2
Development in areas subject to rockfall, landslide, liquefaction and/or other associated hazards, as depicted in the MEA, shall be required to prepare detailed geotechnical analyses which include mitigation measures designed to reduce potential hazards below levels of significance.

Program 2.1: The City shall contract with a state-certified geologist and/or geological engineer to review and determine the adequacy of geotechnical studies for proposed projects.

Policy 3
Development in areas subject to collapsible or expansive soils shall be required to conduct soil sampling and laboratory testing and to implement mitigation measures which minimize such hazards.

Program 3.1: The Building and Safety Department shall review and determine the adequacy of soil studies conducted for proposed projects, and enforce the implementation of mitigation measures.

Policy 4
The City shall coordinate and cooperate with the Coachella Valley Association of Governments (CVAG) to identify and implement methods to reduce the hazards associated with fugitive dust and blowing sand.

Policy 5
To minimize the hazards associated with groundshaking and other seismic events, all new structures shall be built in accordance with the latest version of the Uniform Building Code (UBC) and/or International Building Code.

Program 5.1: The Building and Safety Department shall enforce the provisions of the UBC and/or International Building Code.

Policy 6
The City shall continue to encourage the rehabilitation of structures which pose a safety threat due to inadequate seismic design or construction.

Program 6.1: Periodically update an inventory of potentially hazardous buildings, including those constructed of unreinforced masonry.

Program 6.2: Establish a list of priorities by which strengthening of hazardous buildings shall be conducted.

Program 6.3: The Building and Safety Department shall implement an educational program which encourages private owners to seismically upgrade their properties.

Policy 7
Encourage and coordinate with public and quasi-public agencies to assure that water, electricity, natural gas and other transmission and distribution systems are seismically strengthened or relocated, as necessary.

Policy 8
Identify roadways that may be susceptible to damage during major seismic events, including bridge crossings, elevated roadways and roads subject to rockslide or slope failure. Establish a program to stabilize such structures throughout the City. Coordinate with Caltrans to stabilize these structures along state highways.

Policy 9
All new development shall be required to minimize, to the greatest extent practical, blowsand and other wind erosion hazards affecting properties downwind.

Program 9.1: Development occurring within Wind Hazard Zones shall be required to implement mitigation measures that reduce associated hazards to insignificant levels.

FLOODING AND HYDROLOGY

PURPOSE

The Flooding and Hydrology section of the Environmental Hazards Element sets forth goals, policies and programs which address potential flooding and drainage hazards. Specifically, this section addresses the development of site-specific and City-wide flood control facilities, as well as the provision of wildlife habitat, open space and recreational amenities within flood control channels and basins. The policies established herein reinforce the City's commitment to protecting residents, visitors and property from flooding and associated hydrological hazards.

BACKGROUND

The Flooding and Hydrology section is directly related to other sections of the Environmental Hazards Element, particularly the Emergency Preparedness section, which addresses the City's response to major environmental threats. Also related is the Geologic and Seismic section, which addresses liquefaction and other seismically induced phenomena which may result in flooding. The Hazardous Materials section is also related, as stormwaters have the potential to transport hazardous and toxic materials both underground and over the ground surface. The Land Use Element defines land use patterns and permitted uses, and separates residential development and critical community facilities from environmentally hazardous areas, including floodways and drainages. The Circulation Element defines evacuation routes which provide safe ingress and egress during a major flood event.

State legislation requires that a City's General Plan identify and offer mitigation measures for existing and potential flooding hazards. Chapter 73 of the Statutes of California, 1939 mandates joint planning of area-wide drainage plans affecting local jurisdictions. California Government Code Section 8589.5 and 65302(g) requires the mapping of areas subject to inundation resulting from dam failure.

The Cobey-Alquist Flood Plain Management Act establishes criteria for receiving state financial assistance for flood control activities, and requires that local governments plan, adopt and enforce land use regulations for floodplain management.

Potential flooding and hydrological hazards are discussed in more detail in the La Quinta Master Environmental Assessment.

FUTURE BUILDOUT NEEDS

General Plan buildout will result in substantial population growth and development of facilities needed to support an expanding population, including buildings, roadways, utilities and other infrastructure. The City must carefully assess development proposals to assure that new projects adequately accommodate run-off and 100-year stormwater on-site, and that they are protected from local and regional flooding hazards. In particular, development proposals for areas within unprotected 100-year floodplain boundaries must be thoroughly evaluated, as they will be susceptible to major flood events. The City must work closely with the Coachella Valley Water District to assure that regional flood control facilities are properly maintained, and that new improvements are constructed as necessary to reduce the boundaries of the unprotected 100-year floodplain. Similarly, the City must respond to local stormwater management needs by installing new storm drains, curb and gutter systems, and other improvements as necessary.

A well-designed emergency response program is critical to the protection of City residents in the event of a major flood. The City must assure that its Multi-Functional Hazard Plan adequately addresses flood conditions, is routinely updated to reflect new development, and that appropriate agencies are capable of implementing the program during an emergency.

FLOODING AND HYDROLOGY GOAL, POLICIES AND PROGRAMS

GOAL

The protection of the general health, safety and welfare of the community from flooding and associated hydrological hazards.

Policy 1
Major flood control facilities shall be designated as Open Space/Watercourse land uses on the General Plan Land Use map and shall be used only for flood control, open space and recreational purposes, as appropriate.

Policy 2
The City shall designate evacuation routes which provide safe ingress and egress for residents and emergency vehicles in the Cove and southern area neighborhoods in the event of a major flood.

Program 2.1: The City shall provide maps and other information concerning evacuation routes to residents of the Cove, Riverside County Fire Department, Sheriff's Department and other appropriate agencies.

Policy 3
Encourage the use of engineering and design techniques which minimize the potential for seismically induced inundation to occur.

Program 3.1: The City shall coordinate with the Coachella Valley Water District to monitor the structural safety of the levees of Lake Cahuilla.

Program 3.2: Coordinate with the Coachella Valley Water District to evaluate the structural integrity of above-ground water tanks and reservoirs, and implement adequate bracing techniques to minimize potential structural damage and/or failure.

Policy 4
Implement measures which protect bridge crossings from the scouring and erosive effects of flooding.

Program 4.1: The Public Works Department shall inspect bridge crossings for scour damage during and after significant flooding events.

Program 4.2: The City shall coordinate with the appropriate state agencies to participate in the state's bridge scour inventory and evaluation program.

Policy 5
Drainage policies and development standards shall provide for a reduction in runoff from developed lands and shall be consistent with local and regional stormwater management plans.

Program 5.1: At the discretion of CVWD, new development shall continue to be required to construct on-site retention/detention basins and other necessary stormwater management facilities that are capable of managing 100-year stormwater flows. New development immediately adjacent to the Coachella Valley Stormwater Channel shall continue to have the option of discharging 100-year stormwater flows directly into the stormwater channel.

Policy 6
Major drainage facilities, including debris basins and flood control channels, shall provide for the enhancement of wildlife habitat and community open space, to the greatest extent practical, while still maintaining their functional qualities.

Program 6.1: Coordinate with CVWD to assure that designs which provide for enhanced wildlife habitat and open space amenities, such as hiking and equestrian trails, are fully explored and integrated into major drainage facilities, to the greatest extent practical.

Policy 7
The City shall coordinate efforts to reduce the boundaries of the FEMA-designated 100-year floodplain.

Program 7.1: Work closely with CVWD to facilitate the construction of stormwater management facilities which reduce the boundaries of the 100-year floodplain, particularly south of the La Quinta Evacuation Channel, between Eisenhower Drive and Adams Street.

Policy 7.2: Coordinate and cooperate in the filing of FEMA applications to amend the Flood Insurance Rate Maps, as necessary.

Policy 8
New critical facilities shall not be constructed within the boundaries of the 100-year flood plain.

Policy 9
The Multi-Functional Hazard Plan shall be routinely updated to address flooding hazards within the City.

NOISE

PURPOSE

The Noise section of the Environmental Hazards Element provides information on the City's Noise environment. This section also ensures that the City continues to coordinate land uses with existing and future noise conditions. By providing a safe noise environment for its residents, the City will continue to protect the health, safety and welfare of residents and visitors, and maintain a high quality of life.

BACKGROUND

The Noise section of the Environmental Hazards Element is closely associated with both the Land Use and Circulation Elements. The primary source of noise in the City results from traffic noise, which can impact sensitive receptors located near the source of the noise, including residential and institutional land uses.

Noise can cause psychological and physiological impacts which have been studied for many years. Not only can excessive noise cause temporary or permanent hearing loss, it also influences the quality of life in a community.

Community Noise Equivalent Level (CNEL)

Noise is the result of a rapid change in air pressure from the surrounding "normal" air pressure. Sound includes a number of physical characteristics, including frequency range, intensity or loudness, and time-carrying aspects. The noise level caused by all noise sources is referred to as the Ambient Noise Level.

Noise measurement is described as a decibel. The Community Noise Equivalent Level is a scale of measurement which provides a 24 hour weighted average of the intensity of sound. The weighting scale is adjusted to compensate for lower Ambient Noise Levels during the evening and night hours, when noise appears louder due to the quieter surroundings.

Noise and Land Use

The State of California has developed standards for noise levels for different land uses. For sensitive land uses, such as residences and schools, a maximum exterior noise level of 65 dBA CNEL is considered acceptable. The compatibility of land uses relates directly to a person's sensitivity to noise, and the ability to mitigate impacts.

Residential land uses, schools, hospitals, churches and resort areas are particularly sensitive land uses. Parks, golf courses and other outdoor activity areas are also sensitive to noise disturbance. Less sensitive land uses include commercial and industrial uses, motels and similar land uses. Table 8.1, below illustrates the range of noise as it relates to individual land uses.

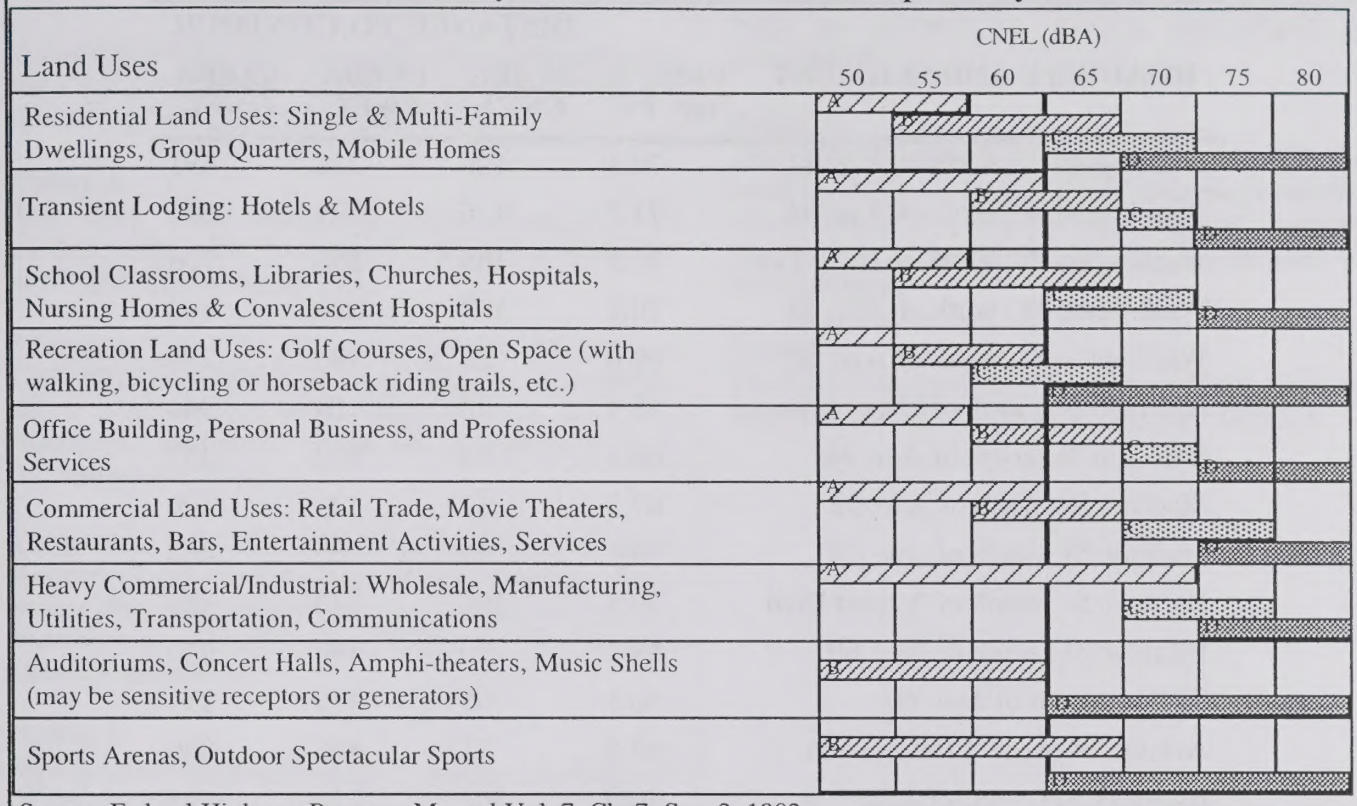
A detailed description of current noise levels in the City is provided in the Master Environmental Assessment, and in the General Plan Environmental Impact Report.

FUTURE BUILDOUT NEEDS

Buildout of the proposed General Plan will result in 60,460 residences, 15.9 million square feet of commercial development and 5.6 million square feet square feet of industrial development. The development itself, coupled with the traffic it will generate, will increase noise levels in the City. Without appropriate mitigation, these noise levels will be unacceptable, and will cause a hazard to future residents. Table 8.2 provides a listing of anticipated noise levels, without mitigation, along major City streets. This Table should be used as a guide to City staff and officials when considering future development, and determining mitigation measures.

Table 8.1

Community Noise And Land Use Compatibility



Source: Federal Highway Program Manual Vol. 7, Ch. 7, Sec. 3, 1982

Explanatory Notes

A Normally Acceptable: With no special noise reduction requirements assuming standard construction.

B Conditionally Acceptable: New construction or development should be underaken only after a detailed analysis of the noise reduction requirement is made and needed noise insulation features included in the design.

C Generally Unacceptable: New construction is discouraged. If new construction does proceed, a detailed analysis of noise reduction requirements must be made and needed noise insulation features included in the design.

D Land Use Discouraged: New construction or development should generally not be undertaken.

Table 8.2
General Plan Buildout Projected Noise Contours

ROADWAY AND SEGMENT	CNEL @ 100 FT.	DISTANCE TO CONTOUR 70 dBA CNEL	65 dBA CNEL	60 dBA CNEL
Washington St., north of Ave. 42	70.4	106	228	491
Washington St., south of Ave. 44	71.5	126	271	585
Washington St., south of Hwy. 111	73.3	165	356	766
Washington St., north of Ave. 50	70.4	107	230	494
Washington St., north of Ave. 52	69.0	86	185	399
Jefferson St., north of Hwy. 111	68.4	78	169	364
Jefferson St., south of Ave. 48	69.9	99	212	457
Madison St., north of Ave. 52	67.3	67	143	309
Madison St., south of Ave. 54	69.6	94	202	436
Harrison St., south of Airport Blvd.	70.5	108	233	501
Harrison St., south of Ave. 60	69.3	90	195	420
SR 111, south of Ave. 60	66.1	55	119	257
Avenue 44, west of Jefferson St.	67.8	71	153	330
Highway 111, west of Jefferson	70.0	100	216	465
Avenue 48, west of Jefferson	68.4	78	168	362
Avenue 50, west of Jefferson	67.2	65	140	302
Avenue 50, east of Jefferson	66.4	58	124	267
Avenue 52, west of Jefferson	68.0	74	159	342
Avenue 52, east of Madison	66.9	62	134	290
Avenue 52, west of Van Buren	66.2	56	121	260
Airport Blvd., east of Madison	65.7	52	111	240
Airport Blvd., west of Van Buren	67.5	68	147	316
Airport Blvd., west of SR 111	68.4	79	170	365
Avenue 60, west of Filmore	62.8	33	71	153

NOISE GOAL, POLICIES AND PROGRAMS

GOAL

A healthful noise environment which complements the City's residential and resort character, and the mix of land uses provided in the City.

Policy 1
The City shall maintain noise standards in conformance with the Table 8.1, Community Noise and Land Use Compatibility.

Program 1.1: The Noise Ordinance (Municipal Code Section 9.60.230 et. seq.) shall be amended to allow a 65 dBA CNEL outdoor noise level for sensitive receptors such as residential and institutional land uses.

Program 1.2: The Building Department shall maintain Uniform Building Code standards which ensure that interior noise levels meet or exceed the standards in Table 8.1, Community Noise and Land Use Compatibility.

Policy 2
New or redevelopment projects proposing sensitive receptors and located on arterial roadways whose CNEL levels are expected to exceed the City standard at buildout (see Table 8.2) and who do not propose mitigation shall be required to prepare a noise impact analysis to mitigate noise levels to meet or exceed City standards.

Policy 3
New or redevelopment commercial projects proposed adjacent to existing residential development shall be required to prepare a noise impact analysis to mitigate noise impacts on adjacent residential properties.

Policy 4
The City may require remedial noise control plans for areas experiencing noise in excess of adopted City standards.

Program 4.1: The City shall add projects which address remedial mitigation measures required for noise attenuation to its Capital Improvement Program, as necessary.

Policy 5
The City shall periodically review land use patterns and the noise environment, and amend the Land Use Map as needed to ensure noise/land use compatibility.

Policy 6
The City Engineer shall include noise impact analysis in his design of road widening projects to assure that they meet City noise standards, and shall incorporate appropriate mitigation measures into those designs.

Policy 7
The City Engineer shall maintain a truck route plan which restricts truck travel to arterial roadways.

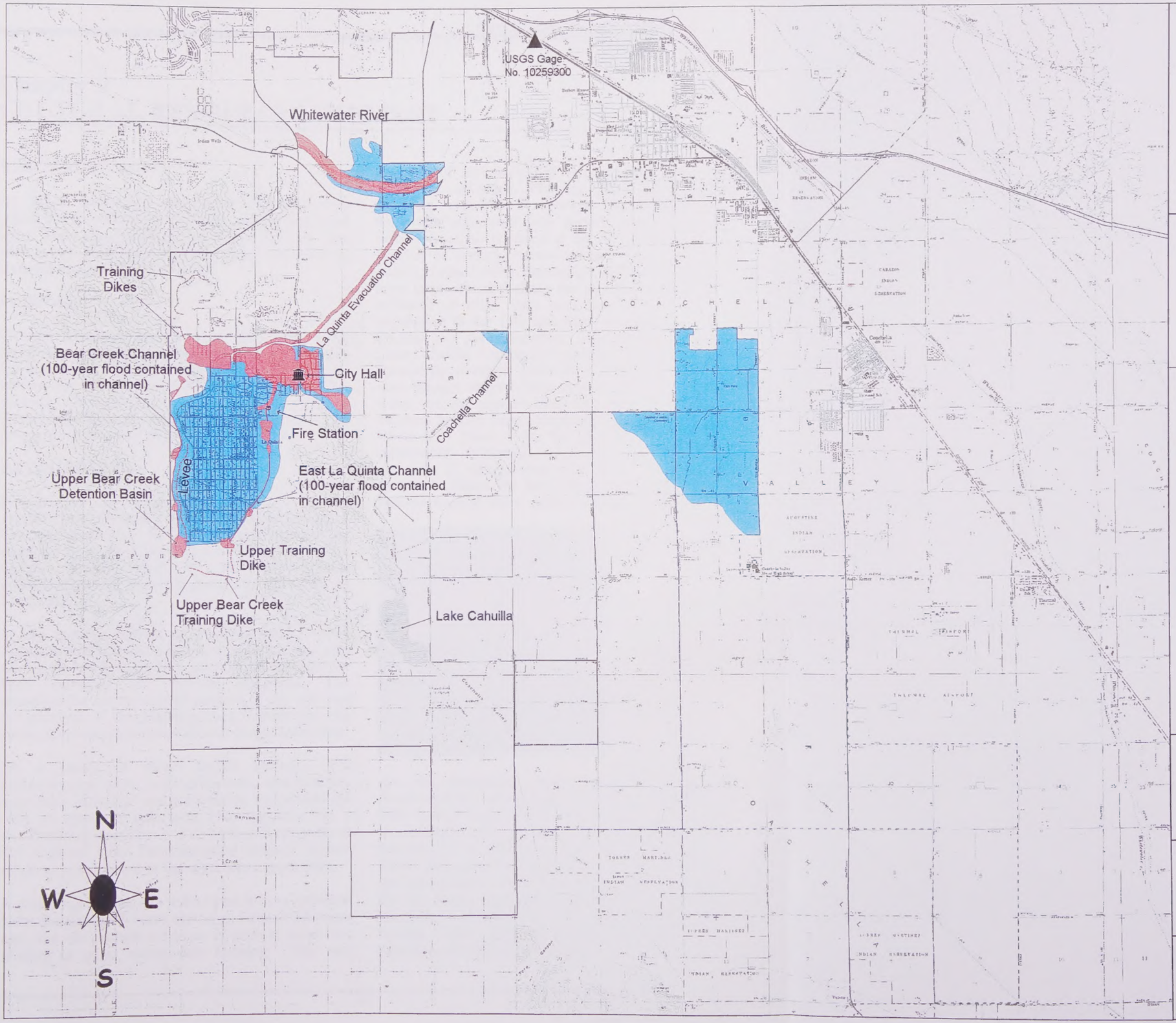


EXHIBIT 8.5

FLOOD HAZARD MAP

LA QUINTA PLANNING AREA

Map Explanation

- City Limits
- Sphere of Influence
- General Plan Planning Area 1
- General Plan Planning Area 2

Flood Hazard

Areas between limits of the 100- and 500-year floods; or certain areas subject to flooding with average depths less than 1-foot, or where the contributing drainage area is less than 1 square mile; or areas protected from the base flood by levees.

500-year flood zone

Mapping based on Federal Emergency Management Agency (FEMA), 1991, Flood Insurance Rate Maps for the City of La Quinta, Community Panels 060709-0005-B, and 060709-0010-B.

Scale: 1:72,000

5000 0 5000 10000 15000

Feet

La Quinta General Plan

TERRA NOVA®
Planning & Research, Inc.

Earth Consultants International

Project #: 998108-001
Date: January 9, 2002

Chapter 9
CULTURAL RESOURCES ELEMENT

VISION STATEMENT

La Quinta has a rich and varied cultural history which it will continue to preserve, protect and build upon. The cultural heritage on which the City was built is one of its most valuable assets and must be incorporated into future growth.

PURPOSE

Cultural resources are non-renewable, potentially significant resources (as defined in the California Environmental Quality Act) which can help to further our knowledge of the City's history. The Historic Preservation section of the Natural Resources Element establishes goals, policies and programs to preserve this important resource.

BACKGROUND

Because of its unique geographical location straddling the shoreline of ancient Lake Cahuilla, a naturally occurring freshwater lake formed by overflow from the Colorado River, the City of La Quinta contains one of the most dense concentrations of archaeological sites anywhere in California.

In the easterly portion of the city limits, where continuous urbanization has occurred at a rapid rate during the last few decades, most of the acreage has been surveyed for cultural resources. The mountainous southwesterly portion of the city and the portions of the planning area outside the city limits, however, have received only limited attention.

As a result of these earlier surveys, 372 archaeological sites, both prehistoric and historic, have been identified and recorded in and around the City, its sphere of influence, Planning Area No. 1 and Planning Area No. 2. The technical appendix in the General Plan Environmental Impact Report offers a complete list of these archaeological sites.

Archaeological sites can reflect past human activities from thousands of years ago to as little as 50 years ago, and can include evidence of ancient stone tool making to more recent date farming. The vast majority of archaeological sites in the City, its sphere of influence, Planning Area No. 1 and Planning Area No. 2 represent Native American settlement associated with ancient Lake Cahuilla, whose shoreline occurred at the 42-foot elevation. Scatters of pottery, burned animal bone, grinding stones, chipped stone, cremations, and other remains have been recorded along the shoreline, providing evidence of what must have been a very dense population in the 17th and 18th centuries, prior to the arrival of the first settlers. The last high stand of Lake Cahuilla, a naturally occurring freshwater lake formed by overflow from the Colorado River, is now thought to have been around AD 1650. The water receded rapidly after that, and the Lake is believed to have been completely desiccated within 80 to 100 years. As the lake receded, native settlements followed, leaving archaeological remnants of village sites well below the 42-foot contour. When the lake disappeared altogether, shallow walk-in water wells were dug to expose the easily accessible water table, often just a few feet below the ground surface, allowing communities to continue to survive.

While most of La Quinta's archaeological sites date to this late prehistoric period, recent research has discovered sites dating from earlier times, especially sites buried deep within sand dunes. One site immediately east of the City limits, near the intersection of Jefferson Street and Fred Waring Drive, has proven to be 2700 years old, the oldest site yet recorded in the Coachella Valley. Within the city limits, sites have been dated to 1600-2300 years ago. These earlier sites were also related to ancient Lake Cahuilla, which provided rich resources for Native Americans.

Overview of Known Historical Resources

From 1981 to 1983, the Riverside County Historical Commission coordinated a county-wide historical resources reconnaissance, which led to the recordation of 36 historic buildings or building groups, a historic cemetery, and a historic canal inside or within one mile of the City, its sphere of influence, Planning Area No. 1 and Planning Area No. 2. In 1996 and 1997, the City of La Quinta initiated its own city-wide historical resources survey, adding 67 properties to the inventory, mostly historic buildings. From 1997 to 1999, 14 other structures in County areas have been recorded during project-related surveys. The majority of the historic buildings, structures, and other features are of late-1930s or 1940s vintages. These historical resources are listed in the Master Environmental Assessment.

In April, 1995, the City of La Quinta became a Certified Local Government, and the city's Historic Preservation Plan was prepared by city staff in 1996. Between 1996 and 1997, the city completed the first city-wide historical resources survey. Most recently, in response to development pressures in the La Quinta area and the resulting increase in archaeological studies, the city has adopted official guidelines regarding the qualification requirements for archaeological consultants, one of the few municipalities in the state to do so. At the present time, the city has developed programs to implement the transfer of development rights and the application of the State Historic Building Code, but does not have a program of direct subsidies or tax incentives for historic preservation. Nor has the city established the mechanisms to incorporate historic preservation concerns into its zoning ordinance.

FUTURE BUILDOUT NEEDS

Based on its existing historic preservation programs and the potential presented by as yet untapped preservation tools, the City of La Quinta has formulated goals, policies, and implementation programs that will continue to improve the community's efforts to preserve its past.

HISTORIC PRESERVATION GOALS, POLICIES AND PROGRAMS

GOAL 1

The identification and inventory maintenance of all cultural resources within the City.

Policy 1.1
The city shall adopt the necessary means to identify properties of historical significance within its jurisdiction.

Program 1.1.1: Maintain and expand as necessary the existing historical resources inventory to provide a comprehensive and up-to-date register of known cultural resources.

Program 1.1.2: Maintain and update at regular intervals the 1996-1997 historical resources survey to reflect current status of cultural resources and potential cultural resources, and to include nontraditional property types.

Program 1.1.3: Establish guidelines and procedures to implement the landmark and district program outlined in the Historic Preservation Ordinance.

Program 1.1.4: Develop a long-term strategy to promote cultural resources surveys for presently unsurveyed portions of the City, especially areas of higher levels of sensitivity for cultural resources.

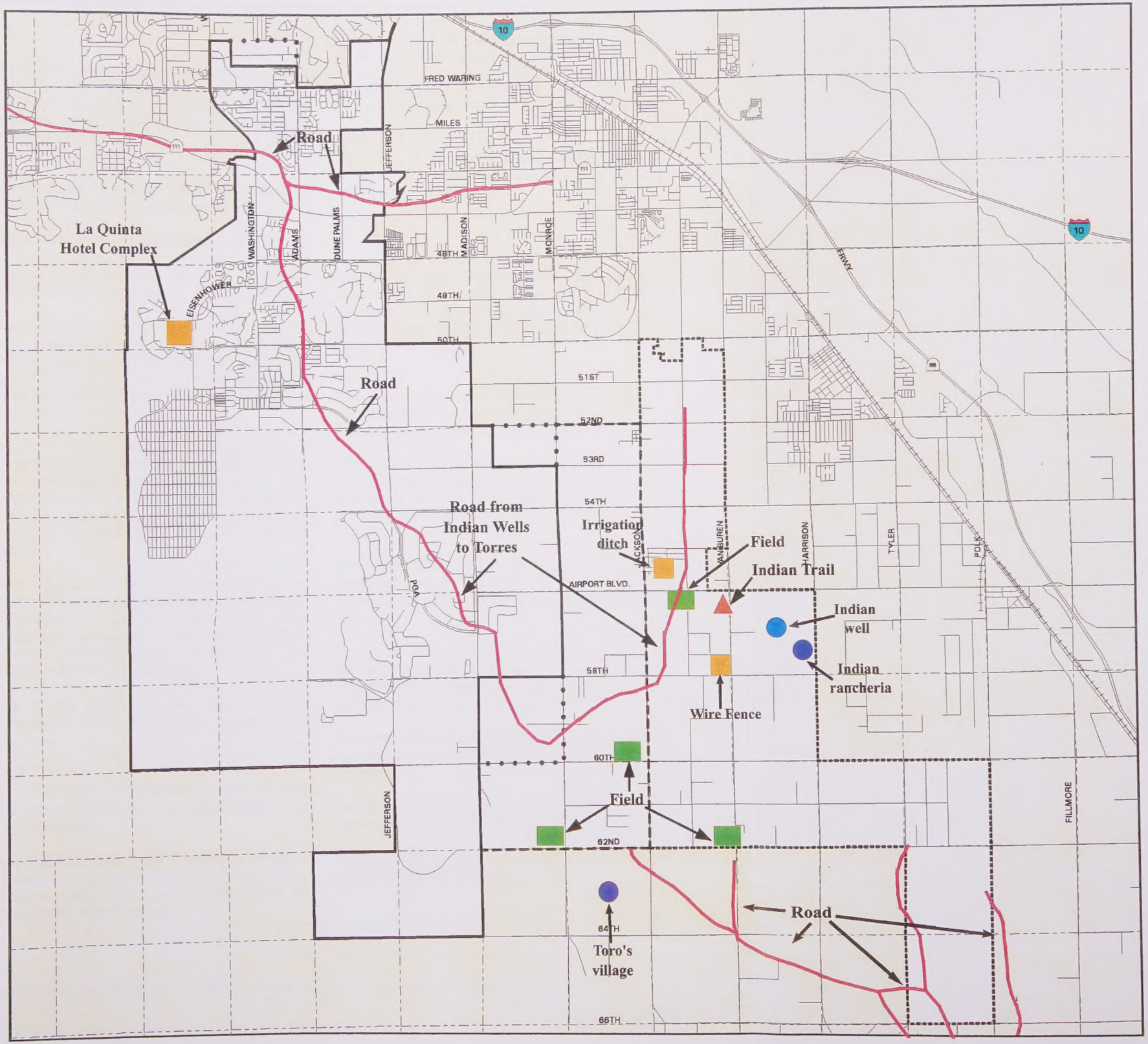
Program 1.1.5: Encourage the nomination of qualified properties to the city's inventory system and/or any federal or state registers.

Policy 1.2
The city shall consider the identification of cultural resources as an integral part of the planning process.

Program 1.2.1: Establish and maintain channels of routine consultation with the Eastern Information Center at the University of California, Riverside, the Native American tribes, and the La Quinta Historical Society.

Program 1.2.2: Prepare and maintain a comprehensive computerized database of known cultural resources, including geographic information in the form of digitized maps, to facilitate easy reference in the planning process.

City of La Quinta General Plan



LEGEND

- Roads
- Township/Range Sections
- Railroads
- City Limits
- Planning Area #1
- Planning Area #2
- City Sphere of Influence

EXHIBIT 9.1
CULTURAL RESOURCES MAP

- Road
- Trail
- Well
- Field
- Rancheria or Village
- Other

Source: CRMTech, August 1999

Scale
1:72,000

0 5,000 10,000 15,000
Feet

NORTH

Riverside County Vicinity Map

Map Prepared on: December 14, 2001
Map Prepared by: Aerial Information Systems
Map Version No.: 6

TERRA NOVA® Planning & Research, Inc.
aerial information systems

GOAL 2

The preservation, maintenance, rehabilitation, and/or restoration of cultural resources and prevention of unnecessary destruction of or adverse effects to such resources through city-sponsored or assisted projects and programs.

Policy 2.1
The city shall make all reasonable efforts to protect cultural resources under its regulatory authority.

Program 2.1.1: Adopt a proactive approach to historic preservation in all city-sponsored or assisted projects and programs to ensure the proper protection of cultural resources.

Program 2.1.2: Implement the Secretary of the Interior's standards and guidelines for the preservation, rehabilitation, or restoration of historic buildings and structures, and in all city-sponsored or assisted projects and programs that may have impacts on cultural resources.

Program 2.1.3: Seek federal and state funding for historic preservation projects from all available sources, including those provided under the Community Development Block Grant Program, the California Heritage Fund, and various programs sponsored by the National Trust for Historic Preservation.

Program 2.1.4: Explore the feasibility of establishing a historic preservation revolving fund, to be financed by tax increments, and other appropriate sources, for the acquisition, relocation, renovation, rehabilitation, restoration, or reconstruction of cultural resources.

Program 2.1.5: Consider the use of City Redevelopment funds for historic preservation projects.

Policy 2.2
The city shall seek to increase its control and influence, when necessary, over cultural resources within its jurisdiction.

Program 2.2.1: Explore the feasibility of bond issues to fund the acquisition, relocation, renovation, rehabilitation, restoration or reconstruction of cultural resources, as authorized.

Program 2.2.2: Explore the prospect of a standing Memorandum of Agreement with OHP that enables the city to exercise increased local control over the decision-making process on cultural resources issues arising from NHPA Section 106 compliance.

Policy 2.3
The City shall complete the construction of its cultural resources museum and repository for resources.

GOAL 3

A system of incentives and regulations that will encourage the preservation, maintenance, rehabilitation, and/or restoration of cultural resources and prevent the unnecessary destruction of or adverse effects to such resources by private development projects.

Policy 3.1
The city shall support incentives, assistance, and opportunities for historic preservation available through federal, state, or city programs.

Program 3.1.1: Develop the necessary procedures to implement property tax reduction for owners of cultural resources who enter into contracts to preserve such resources, as provided by the Mills Act.

Program 3.1.2: Encourage and assist owners of qualified historic buildings to take advantage of income tax credit provided in the 1986 Tax Reform Act.

Program 3.1.3: Consider the creation of a financial incentive program for property owners in the Cove which provides funding for the preservation of the architectural integrity of their homes.

Program 3.1.4: Continue to implement the existing transfer of development rights/density bonus program.

Program 3.1.5: Continue to implement the application of the State Historic Building Code.

Program 3.1.6: Waive or reduce permit fees for qualified historic preservation projects.

Program 3.1.7: Amend the city's Zoning Ordinance to reflect historic preservation regulations and incentives.

Program 3.1.8: Modify development standards, including parking, setback, landscaping, and road/driveway width to accommodate the preservation of historic buildings and districts.

Program 3.1.9: Promote the use of seismic retrofit tax credits, and assist citizens to take advantage of the credits before the expiration of Revenue and Taxation Code §74.5 in July, 2000.

Program 3.1.10: Develop materials to inform interested parties of potential benefits provided by the California Heritage Fund and the National Trust for Historic Preservation, such as the National Preservation Loan Fund, the Inner-City Ventures Fund, the Preservation Services Fund, and the Johanna Favrot Fund.

Policy 3.2
The city shall use its regulatory power to ensure the proper protection of cultural resources and avoid or minimize adverse effects on such resources from private projects that require discretionary city actions.

Program 3.2.1: Require all proposed project sites to be surveyed by a qualified archaeologist, historian, and/or architectural historian, as appropriate, to identify any potential cultural resources that may be affected, unless the preponderance of the evidence demonstrates that such survey is unnecessary.

Program 3.2.2: Maintain and enforce the city's archaeological consultants qualification guidelines to ensure the consistent application of professional standards.

Program 3.2.3: Adopt procedures to prevent the demolition of historic buildings and structures without proper review, including existing conditions evaluation and rehabilitation analysis.

Program 3.2.4: Establish polices and procedures in code enforcement to prevent deterioration of historic buildings, structures, landscapes and districts.

Program 3.2.5: Amend the zoning ordinance to create, as appropriate, historic zoning districts and/or historic overlay districts in the city.

Program 3.2.6: Establish interdepartmental review procedures to ensure the uniform implementation of historic preservation policies in the city's decision-making process.

GOAL 4

The integration of cultural resource preservation into the City's economic development strategy.

Policy 4.1
The city shall use its historic preservation programs to stimulate community revitalization and redevelopment, job creation, and investment in the community.

Program 4.1.1: Apply incentives to encourage compatible development and redevelopment projects in existing residential neighborhoods and commercial districts without sacrificing the integrity of cultural resources.

Program 4.1.2: Develop and distribute materials promoting historic preservation as a means to stabilize and enhance property values in the city.

Policy 4.2
The city shall use its historic preservation programs to promote tourism in the city, and thereby support and stimulate its business and industry.

Program 4.2.1: Publicize the cultural heritage of the city, and promote appropriate cultural resources as tourist destinations.

Program 4.2.2: Explore a cooperative partnership with the County of Riverside Economic Development Agency in the agency's heritage tourism program.

Program 4.2.3: Promote and protect popular film locations in the city, and develop new ones in consultation with the Riverside County Film Commission and representatives of the film industry.

Program 4.2.4: Continue the City's obelisk street marker program as a symbol of its historic heritage.

GOAL 5

Increased public awareness of the City's heritage.

Policy 5.1
The city shall sponsor, and encourage others to sponsor, public education programs and other activities to disseminate information about La Quinta's history and its cultural heritage.

Program 5.1.1: Establish a voluntary historic marker program for cultural resources of distinguished significance or high visibility.

Program 5.1.2: Explore the prospect of city-sponsored or co-sponsored publications to publicize La Quinta's history and its cultural resources.

Program 5.1.3: Improve availability of information on historic buildings, structures, districts, and objects to the general public, except in cases where it can be demonstrated that increased public access will compromise the integrity of these resources.

Program 5.1.4: Encourage the local school districts to develop local history curricula in public schools.

Policy 5.2
The City will continue to work with local tribal councils to enhance the knowledge and understanding of artifacts and history among the City's residents.

Program 5.1.5: Promote the use of historic districts and appropriate cultural resources for the education, and enjoyment of the public, including the development of walking, driving, or bicycling tours.

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